

RESOLUTION NO. 5593-22

A RESOLUTION ACCEPTING THE CITY OF TUALATIN BASALT CREEK PARKS AND RECREATION PLAN

WHEREAS, the Council directed staff to plan for parks and recreation in Tualatin's Basalt Creek planning area;

WHEREAS, a broad-based and diverse project community outreach occurred to facilitate an extensive public involvement and community engagement process over eight months;

WHEREAS, acceptance of the Basalt Creek Parks and Recreation Plan has been recommended to Council by the Tualatin Park Advisory Committee; and

WHEREAS, the Basalt Creek Parks and Recreation Plan will guide parks, trails and natural area acquisition and development in Tualatin's Basalt Creek planning area.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TUALATIN, OREGON, that:

Section 1. The Council accepts the Basalt Creek Parks and Recreation Plan which is attached as Exhibit A, and incorporated by reference.

Section 2. Nothing in this resolution is or shall be construed as a final decision by the Council that concerns the adoption, amendment or application of statewide planning goals, a comprehensive plan provision, or land use regulation.

Section 3. This resolution is effective upon adoption.

INTRODUCED and ADOPTED by the City Council this 24th day of January, 2022.

CITY OF TUALATIN, OREGON

BY Frank Bubenik
Mayor

ATTEST:

BY Sherilyn Lombos
City Recorder

Signature: 

Email: fbubenik@tualatin.gov

Signature: 
Sherilyn Lombos (Jan 28, 2022 08:43 PST)

Email: slombos@tualatin.gov









Resolution No 5593-22 Basalt Creek P&R Plan

Final Audit Report

2022-01-28

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CITY OF TUALATIN

Basalt Creek

PARKS & RECREATION PLAN

ACKNOWLEDGMENTS

We appreciate the guidance provided by our advisory groups, as well as the involvement of many City Committees and commissions, interest groups, civic leaders, and community members who have given their time, energy, and ideas to this parks and recreation plan. Together, we have created the vision for parks and recreation that will support our high quality of life.

City Council

Mayor Frank Bubenik
Council President Nancy Grimes
Councilor Maria Reyes
Councilor Christen Sacco
Councilor Bridget Brooks
Councilor Cyndy Hillier
Councilor Valerie Pratt

Park Advisory Committee

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Brandon Gill, Vice Chair
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Tualatin Advisory Committees & Commissions

Arts Advisory Committee
Planning Commission
Youth Advisory Council

City of Wilsonville

Planning Staff and Parks & Recreation
Staff

BASALT CREEK PARKS & RECREATION PLAN



Tualatin Basalt Creek Parks & Recreation Plan

Final Plan | December 2021

ACKNOWLEDGMENTS (CONTINUED)

Area Planning Partners & Collaborations

Basalt Creek Neighbors
& Property Owners

City of Tualatin
Community Members

City of Tualatin Business
& Employment

Commercial CIO

Community Partners for
Affordable Housing (CPAH)

Horizon Community Church

Lennar Homes

Metro Staff

Stu Peterson, Macadam Forbes

Tualatin Chamber of Commerce

Viva Tualatin Staff & Members

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Brice Maryman, Principal
Rachel Edmonds, Project Manager
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Recreation
Casey Howard, Senior Landscape
Designer

Johnson Economics

Jerry Johnson
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BASALT CREEK PARKS & RECREATION PLAN

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CITY OF TUALATIN

Basalt Creek

PARKS & RECREATION PLAN

Executive Summary



Executive Summary

The Basalt Creek Parks and Recreation Plan represents a significant step toward expanding the reach of the City of Tualatin’s award-winning park and recreation facilities and programs to a future 367-acre addition known as the Basalt Creek planning area. The addition is projected to provide 1,897 new jobs and 575 new households in the city.

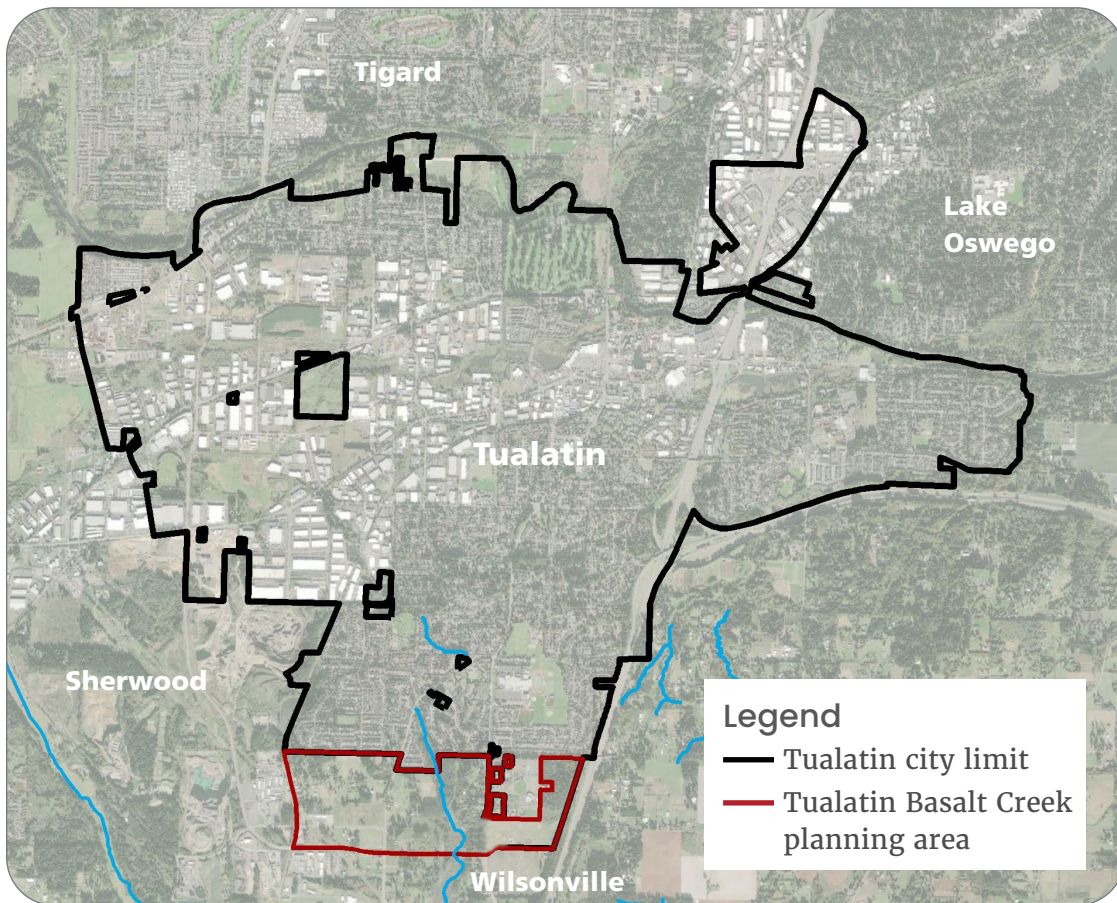
This plan complements two previous planning efforts in 2018: the Basalt Creek Comprehensive Plan, which described future land uses and needed infrastructure for Basalt Creek, and the Tualatin Parks and Recreation Master Plan, which identified a need for land acquisition and related park and trail planning.

Process

Throughout the development of the Basalt Creek Parks and Recreation Plan, the City has been committed to understanding the social, legal, ecological, and economic dynamics of the neighborhood. Planning tasks included:

- **Assessing recreation opportunities in Basalt Creek** by developing site selection criteria, conducting a site analysis, making site observations and performing other research.
- **Documenting market trends and dynamics** to understand recent residential, commercial and industrial development patterns and economic conditions.
- **Engaging with community members and stakeholders** to discuss park use ideas and preferences identified in 2018 and continue a dialogue with existing Basalt Creek neighbors.

EXECUTIVE SUMMARY



- **Establishing a parks and recreation development framework** to guide future park and trail investments across the planning area based on the site analysis, public engagement, site characteristics, and City input.
- **Identifying key parks and recreation investments** that can best serve existing and new residents, employees and employers.
- **Estimating costs** to better plan for the cost of purchasing land, constructing, and maintaining parks and trails in the Basalt Creek planning area.
- **Identifying steps towards implementation** that guide expansion of parks and recreation facilities, programs, and services to Basalt Creek.

BASALT CREEK PARKS & RECREATION PLAN

After completing these tasks, the plan reached the following conclusions:

Real Estate Trends and Market Dynamics

- Market trends and real estate dynamics are volatile regionwide; conditions in the planning area reflect this given lack of vacant, developable industrial lands near I-5. Residential lands are also high in demand as communities look to increase the region's housing stock.
- Site conditions across the Basalt Creek planning area vary; some sites are very attractive for industrial investment, while others are less so given their topographical constraints, limited access, presence of utility easements, and natural features.
- Market land pricing will reflect site conditions, suggesting parkland acquisition should focus on planned industrial lands with lower development potential due to site constraints.

Community and Stakeholder Engagement

- Community engagement for the Basalt Creek Parks and Recreation Plan included over twenty various meetings, property visits, focus groups and a community event with over 650 people that took place in 2021. Engagement included thousands of digital notifications, including surveys, emails, website and social media updates during 2021.

- These conversations and interactions helped to determine what features would be included in proposed park and trail concepts such as trails, sport courts, flexible multi-use fields, play areas, picnicking, and natural areas.
- Safety and visibility along future on-street trails/widened sidewalks, greenways, shared use paths and trail corridors was a noted community interest.
- Documentation of engagement activities is included in Appendix A.



Top and Bottom: Photographs from the Viva Tualatin event on August 28, 2021. (MIG 2021)

EXECUTIVE SUMMARY

Basalt Creek Framework Plan



Park Development Framework and Access Improvements

- The best opportunities for future parks and recreation in the Basalt Creek planning area take advantage of land use, site conditions favorable for parks development, natural features, and access potential.
- A parks development framework for Basalt Creek identifies three opportunity areas: West, Central and East.
- A mix of widened sidewalks, greenways, shared-use paths and trails are needed across the planning area to connect residents, visitors, and employees with their parks and open space.

Legend

- Basalt Creek Planning Area
 - Existing Roads
 - Proposed Roads
 - Existing Trails
 - Planned and Proposed Trails
 - Existing Bike Lanes
 - Railroad
 - Streams
 - Waterbodies
 - Two-foot contours
- Basalt Creek Opportunity Areas
- West
 - Central
 - East

BASALT CREEK PARKS & RECREATION PLAN

Framework Plan Priority Elements

West Opportunity Area

The West Opportunity Area will serve employees and the surrounding community with future on-street trails/widened sidewalks and a trailhead that links to planned regional trails/shared-use paths. Other elements include:

- Regional trail connection along existing/future roads to future park in the Central focus area
- Small trailhead and parking area near regional trail
- Safe non-motorized commuting and walking opportunities for future employees
- Sign improvements for pedestrian navigation

Central Opportunity Area

The Central Opportunity Area will feature a new, proposed up to 10-acre neighborhood park and connecting greenway trails, preferably located east of Grahams Ferry Road on lands with lower potential for industrial development. Included in the plan are four different park design examples based on community feedback. The example designs will be used as starting points for more detailed community-driven design once a site is acquired. Other elements and considerations include:

- Future city acquisition of a level, future park site
- Large neighborhood park (+/-10 acres) with a mix of recreation amenities including playground, picnic shelter, sport court, flexible field, trails, natural area
- Potential view of the Basalt Creek canyon
- Active transportation connections to residential areas and regional trails

East Opportunity Area

The East Opportunity Area is characterized by developer-provided park spaces, with on-street paths and plantings. Other elements include:

- Public stormwater facilities
- Potential to enhance stormwater facilities with amenities to expand recreation
- Potential partnership opportunity with adjacent school
- Opportunity for future trail connections

EXECUTIVE SUMMARY

TABLE 3: LAND ACQUISITION ESTIMATES

2018 Tualatin Parks & Recreation Plan Acquisition Estimates for Basalt Creek Park (P3) (2018 dollars)	
Acreage	20
Type	Community Park
Parkland Acquisition and Easements	\$5,000,000
Cost Per Acre	\$250,000
2021 Tualatin Basalt Creek Parks & Recreation Plan Land Acquisition Estimates (2021 dollars)	
Acreage	15-20 total
Type	Large neighborhood park
Parkland Acquisition and Easements (up to 20 acres)	Range: \$5,220,000 - \$6,000,000
Trails Cost (1.78 acres)	\$535,000
West Opportunity Area Cost (1 acre)	\$300,000
Central Opportunity Area Cost (10-15 acres)	\$3,000,000 - \$4,500,000
East Opportunity Area Cost (0 acres)	\$0
Cost Per Acre	\$260,000 - \$300,000

TABLE 4: PARK DEVELOPMENT COSTS SUMMARY

2018 Tualatin Parks & Recreation Plan Estimate of Development Costs, (Appendix D, Table D-2, page D-8)		
Park Type	Large Neighborhood Park (2018 dollars)	Large Neighborhood Park (2021 dollars)
Site Development (per acre)	\$500,000	\$554,000
2018 Tualatin Parks & Recreation Plan Improvement Costs for Basalt Creek Park (P3) (Appendix D, page D-6)		
	(2018 dollars)	(2021 dollars)
Improvement Costs	\$12,110,000	\$13,159,000
2021 Tualatin Basalt Creek Parks & Recreation Plan Summary of Development Costs (2021 dollars)		
Acreage	15-20 total	
Trails (excludes parks)	\$3,124,000	
West Opportunity Area	\$775,000	
Central Opportunity Area	\$6,675,000	
East Opportunity Area	\$455,000	
TOTAL	\$11,029,000	
Development cost per acre	\$551,500-\$735,300	

BASALT CREEK PARKS & RECREATION PLAN

Land Acquisition and Development Costs

The City needs to consider funding strategies for both land acquisition and park development within the Basalt Creek planning area. Those costs, which remain relatively consistent with previous cost estimates performed in 2018, are explained below:

- Estimated total land acquisition costs to implement the Basalt Creek Parks and Recreation Plan: \$5 to \$6 million at \$260,000–\$300,000 per acre in 2021 dollars.
- Estimated total park development costs for Basalt Creek to implement the Basalt Creek Parks and Recreation Plan: \$11.0 million at a cost of \$552,000–\$735,000 per acre in 2021 dollars.
- If recent real estate and development trends continue, these costs will continue to rise. As the City looks further into the future, costs should be escalated accordingly.

Implementation and Action Plan

Four implementation strategies outline a range of actions that are needed to realize the parks vision in Basalt Creek:

- **Coordination/Funding:** Coordination with other City Departments, developers, potential partners, and stakeholders to align tasks, project resources, and support for implementation.
- **Acquisition:** Acquire parkland and trails corridors in Basalt Creek through mutually beneficial agreements including easements, donations, outright willing seller purchase, or other acquisition mechanisms and incentives.
- **Design, Development and Construction:** Provide quality parks and trails that are responsive to community needs through design, development, and construction.
- **Maintenance, Operations and Activation:** Ensure the long-term function and vibrancy of Basalt Creek parks and trails through effective maintenance and operations.

Staffing, Operations and Maintenance

- **Staff and operating cost impact:** 1.5–2.0 Full Time Employees (FTEs) will be needed annually for maintenance once the parks and recreation assets in this plan are completed, estimated at \$115,000.



PLAN DE PARQUES Y ÁREAS RECREATIVAS DE BASALT CREEK

Resumen ejecutivo

El Plan de Parques y Áreas Recreativas de Basalt Creek representa un paso importante para extender el alcance de las galardonadas instalaciones y programas de los parques y áreas recreativas de la Ciudad de Tualatin hacia una futura expansión de 367 acres conocida como el área de planeación de Basalt Creek. Adicionalmente también se proyecta que se abrirán 1,897 nuevos empleos y 575 nuevas viviendas en la ciudad.

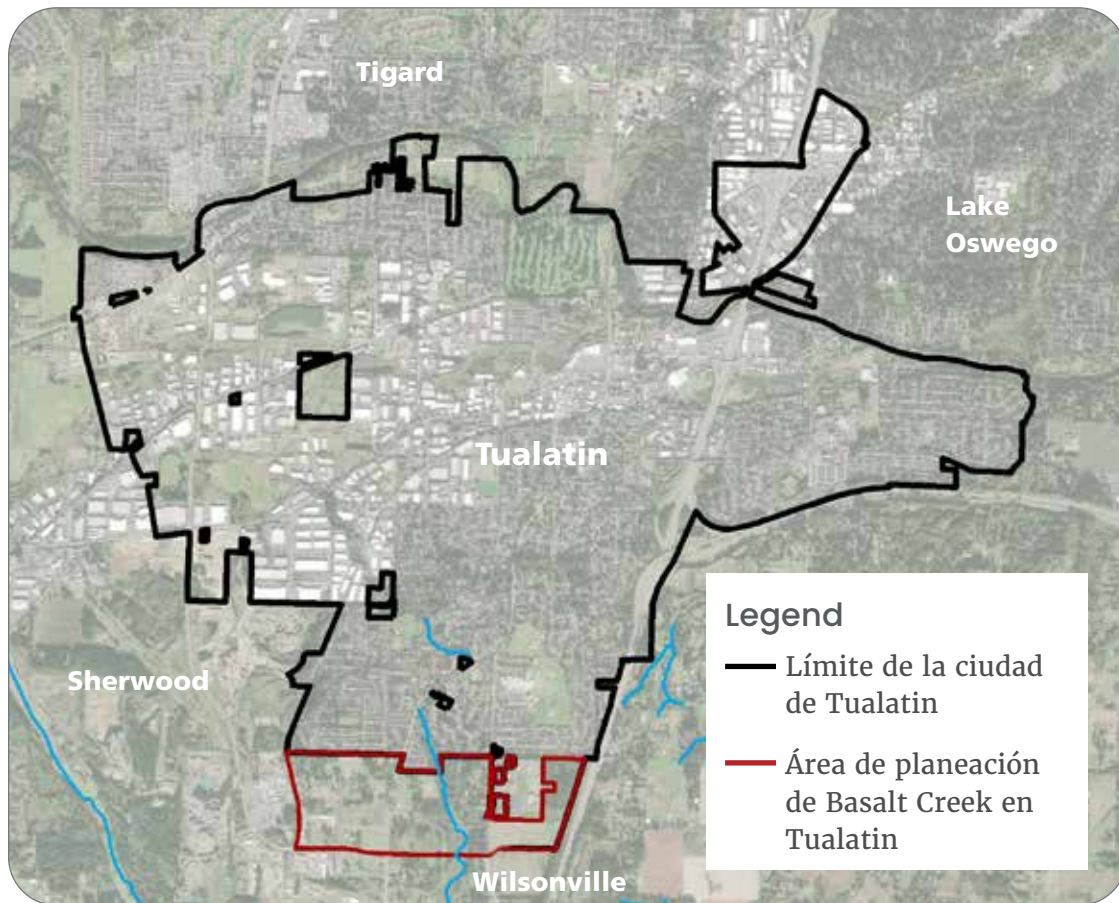
Este plan complementa dos esfuerzos previos de planeación en 2018: el Plan integral de Basalt Creek, que describe usos futuros de suelo e infraestructura necesaria de Basalt Creek, y el Plan de Parques y Áreas Recreativas de Tualatin, que identificó la necesidad de adquisición de terrenos y la relacionada planeación maestra de parques y senderos.

Proceso

A través del desarrollo del Plan de Parques y Áreas Recreativas de Basalt Creek, la Ciudad está comprometida a entender las dinámicas sociales, legales, ecológicas y económicas del vecindario. Las tareas de planeación incluyen:

- **Evaluar las oportunidades recreativas de Basalt Creek** al desarrollar un criterio de selección del sitio, conducir un análisis del sitio, hacer observaciones y realizar otra investigación.
- **Documentar las tendencias y dinámicas de mercado** para entender recientes patrones de desarrollo residencial, comercial e industrial y condiciones económicas.
- **Involucrar a miembros de la comunidad y personas interesadas** para hablar de las ideas de uso del parque y preferencias identificadas en 2018, y continuar dialogando con los existentes vecinos Basalt Creek.

RESUMEN EJECUTIVO



- **Establecer un marco de trabajo para parques y áreas recreativas** para orientar las inversiones en parques y senderos en toda el área de planeación con base en el análisis del sitio, participación pública, características del sitio y comentarios de la Ciudad.
- **Identificar inversiones claves en parques y áreas recreativas** que puedan servir de mejor forma a los residentes existentes y nuevos, empleados y empleadores.
- **Calcular costos** para planear de mejor forma el costo de la compra de terrenos, construcción y mantenimiento de parques y senderos en el área de planeación de Basalt Creek.
- **Identificar los pasos hacia la implementación** que guíen la expansión de parques e instalaciones recreativas, programas y servicios a Basalt Creek.

Después de completar estas tareas, el plan llegó a las siguientes conclusiones:

PLAN DE PARQUES Y ÁREAS RECREATIVAS DE BASALT CREEK

Tendencias de bienes raíces y dinámicas del mercado

- Las tendencias del mercado y las dinámicas de bienes raíces son volátiles en toda la región; las condiciones en el área de planeación reflejan esta falta de terrenos vacantes, desarrollables e industriales cerca de I-5. Los terrenos residenciales también están en alta demanda conforme las comunidades buscan incrementar la cantidad de viviendas en la región.
- Las condiciones de los sitios en toda el área de planeación de Basalt Creek; algunos sitios son muy atractivos para inversión industrial, mientras que otros lo son menos debido a sus limitantes topográficos, acceso limitado, presencia de servidumbres para servicios públicos y características naturales.
- El precio de mercado reflejará las condiciones del sitio, sugiriendo que la adquisición de terrenos para parque debe enfocarse en terrenos industriales planeados con menor potencial de desarrollo debido a las limitantes del sitio.
- Estas conversaciones e interacciones ayudaron a determinar qué características serían incluidas en los conceptos propuestos de parques y senderos, tales como senderos, canchas deportivas, campos flexibles de uso múltiple, áreas para pícnic y áreas naturales.
- Un notable interés de la comunidad fue la seguridad y visibilidad a lo largo de senderos en la calle/ ampliación de aceras, caminos verdes, caminos de uso compartido, corredores de senderos.
- La documentación de las actividades de participación está incluida en el Apéndice A.



Participación de la comunidad y de las personas interesadas

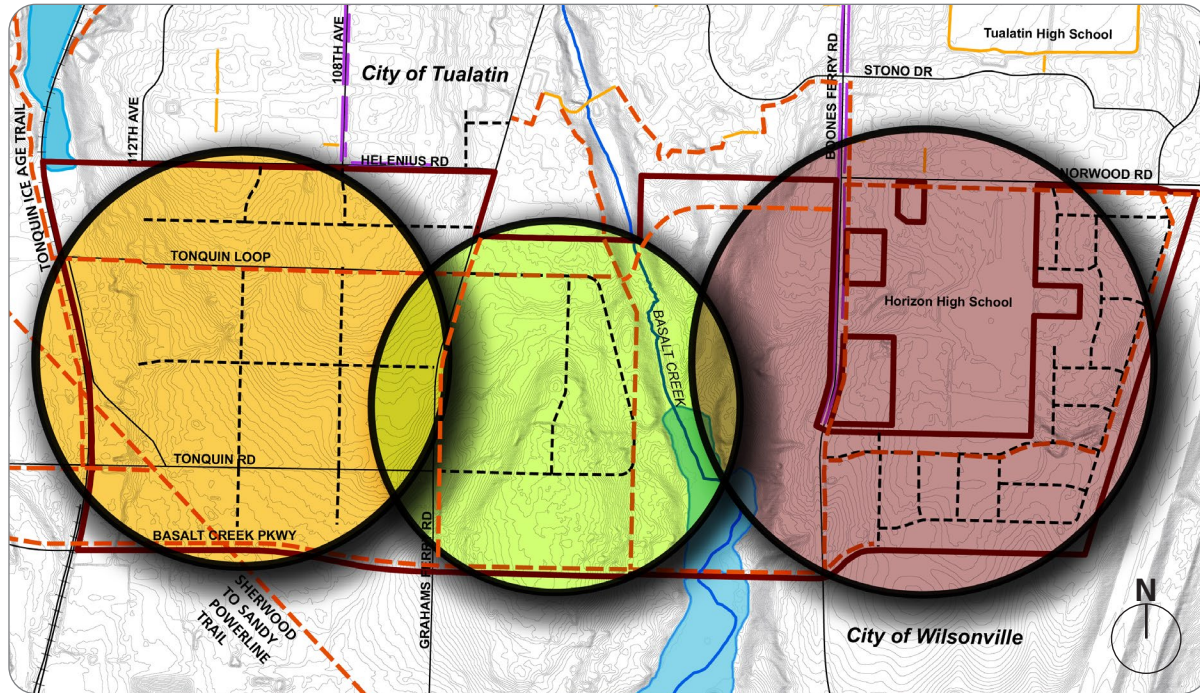
- La participación de la comunidad para el Plan de Parques y Áreas Recreativas de Basalt Creek incluyó más de veinte reuniones diversas, visitas a las propiedades, grupos focales y eventos comunitarios con más de 650 personas, lo que ocurrió en 2021. La participación incluyó miles de interacciones digitales, lo que incluyó encuestas, correos electrónicos, sitio web y actualizaciones en redes sociales durante 2021.



Parte superior e inferior: Fotografías del evento Viva Tualatin el 28 de agosto de 2021. (MIG 2021)

RESUMEN EJECUTIVO

Plan Estructural de Basalt Creek



Plan estructural para el desarrollo de parques y mejoras al acceso

- Las mejores oportunidades para el futuro de los parques y las áreas recreativas en el área de planeación de Basalt Creek toman ventaja del uso del terreno, condiciones favorables del sitio para el desarrollo de parques, características naturales y potencial acceso.
- Un plan estructural para el desarrollo de parques para Basalt Creek identifica tres áreas de oportunidad: oeste, centro y este.
- Se necesita una mezcla de aceras ampliadas, caminos verdes, caminos de uso compartido y senderos, para conectar a los residentes, visitantes y empleados con sus parques y espacios abiertos.

Legend

- ▭ Área de planeación de Basalt Creek
- Caminos existentes
- - - Caminos propuestos
- Senderos existentes
- - - Senderos planeados y propuestos
- Carriles para bicicletas existentes
- + + + Vías de tren
- Arroyos
- Cuerpos acuíferos
- ▭ Curvas de dos pies
- Áreas de oportunidad en Basalt Creek
 - Oeste
 - Centro
 - Este

PLAN DE PARQUES Y ÁREAS RECREATIVAS DE BASALT CREEK

Elementos prioritarios del plan estructural

Área de oportunidad del oeste

El área de oportunidad del oeste dará servicio a empleados y a la comunidad circunvecina con futuros senderos en la calle/aceras ampliadas y entradas a senderos que se enlazan con planeados senderos regionales/caminos de uso compartido. Otros elementos incluyen:

- Conexión a senderos regionales a lo largo de caminos existentes/futuros a parques futuros en el área focal del centro.
- Pequeña entrada a senderos y área de estacionamiento cerca del sendero regional
- Oportunidades de traslados no motorizados y de caminar para los empleados futuros
- Mejoras en la señalización para la navegación de peatones

Área de oportunidad en el centro

El área de oportunidad en el centro tendrá un nuevo parque propuesto de 10 acres para el vecindario y senderos verdes de conexión preferiblemente ubicados al este de Grahams Ferry Road en terrenos con menor potencial para el desarrollo industrial. Incluidos en el plan hay cuatro ejemplos distintos de diseños de parques, con base en los comentarios de la comunidad. Los diseños de ejemplo se usarán como puntos de partida para un diseño más detallado dirigido por la comunidad, una vez que se adquiera el sitio. Otros elementos y consideraciones incluyen:

- Adquisición futura por parte de la ciudad de un sitio futuro nivelado para parque
- Parque de vecindario grande (+/-10 acres) con una mezcla de servicios recreativos, lo que incluya un jardín de juegos, cobertizo para pícnic, cancha deportiva, campo flexible, senderos y área natural.
- Vista potencial del cañón de Basalt Creek
- Conexiones de transporte activas a áreas residenciales y senderos regionales

Área de oportunidad del este

El área de oportunidad del este se caracteriza por espacios de parque otorgados por constructores, con caminos en la calle y jardineras. Otros elementos incluyen:

- Instalaciones públicas para agua pluvial
- Potencial para mejorar las instalaciones para agua de lluvia con servicios para extender las áreas recreativas
- Potencial oportunidad de asociación con la escuela adyacente
- Oportunidad para futuras conexiones a senderos

RESUMEN EJECUTIVO

CUADRO 3: ESTIMACIONES DE ADQUISICIÓN DE TERRENOS

Estimaciones para la adquisición para el plan de parques y áreas recreativas de Tualatin 2018 para el parque Basalt Creek (P3) (dólares de 2018)	
Acres	20
Tipo	Parque comunitario
Adquisición y servidumbre de terrenos para parques	\$5,000,000
Costo por acre	\$250,000
Estimaciones para la adquisición para el plan de parques y áreas recreativas de Tualatin Basalt Creek (dólares de 2021)	
Acres	15-20 total
Tipo	Parque de vecindario grande
Adquisición y servidumbre de terrenos para el parque (hasta 20 acres)	Rango: \$5,220,000 - \$6,000,000
Costo de los senderos (1.78 acres)	\$535,000
Costo del área de oportunidad del oeste (1 acre)	\$300,000
Costo del área de oportunidad en el centro (10-15 acres)	\$3,000,000 - \$4,500,000
Costo del área de oportunidad del este (0 acres)	\$0
Costo por acre	\$260,000 - \$300,000

CUADRO 4: RESUMEN DE LOS COSTOS DE DESARROLLO DEL PARQUE

Estimaciones de los costos de desarrollo para el Plan de parques y áreas recreativas de Tualatin 2018 (Apéndice D, Cuadro D-2, página D-8)		
Tipo de parque	Parque de vecindario grande (dólares de 2018)	Parque de vecindario grande (dólares de 2021)
Sitio de desarrollo (por acre)	\$500,000	\$554,000
Costos para el Plan de mejora de parques y áreas recreativas de Tualatin para Basalt Creek 2018 (P3) (Apéndice D, página D-6)		
	(dólares de 2018)	(dólares de 2021)
Costos de mejoras	\$12,110,000	\$13,159,000
Resumen de costos de desarrollo para el plan de parques y áreas recreativas de Tualatin Basalt Creek 2021 (dólares de 2021)		
Acres	15-20 total	
Senderos (excluye todos los parques)	\$3,124,000	
Área de oportunidad del oeste	\$775,000	
Área de oportunidad en el centro	\$6,675,000	
Área de oportunidad del este	\$455,000	
TOTAL	\$11,029,000	
Costo de desarrollo por acre	\$551,500-\$735,300	

PLAN DE PARQUES Y ÁREAS RECREATIVAS DE BASALT CREEK

Adquisición de terrenos y costos de desarrollo

La Ciudad necesita considerar las estrategias de financiamiento tanto para la adquisición de terrenos como para el desarrollo de parques en el área de planeación de Basalt Creek. Estos costos, que permanecen relativamente consistentes con las previas estimaciones de costos realizadas en 2018, se explican a continuación:

- Total estimado de costos por la adquisición de terrenos para implementar el Plan de Parques y Áreas Recreativas de Basalt Creek: de \$5 a \$6 millones de dólares a \$260,000-\$300,000 por acre, en dólares de 2021.
- Total estimado de costos por el desarrollo de parques para implementar el Plan de Parques y Áreas Recreativas de Basalt Creek: \$11.0 millones de dólares a un costo de \$552,000-\$735,000 por acre, en dólares de 2021.
- Si continúan las tendencias de bienes raíces y construcción, estos costos continuarán aumentando. Mientras la Ciudad ve hacia el futuro, los costos deben aumentar en conformidad.

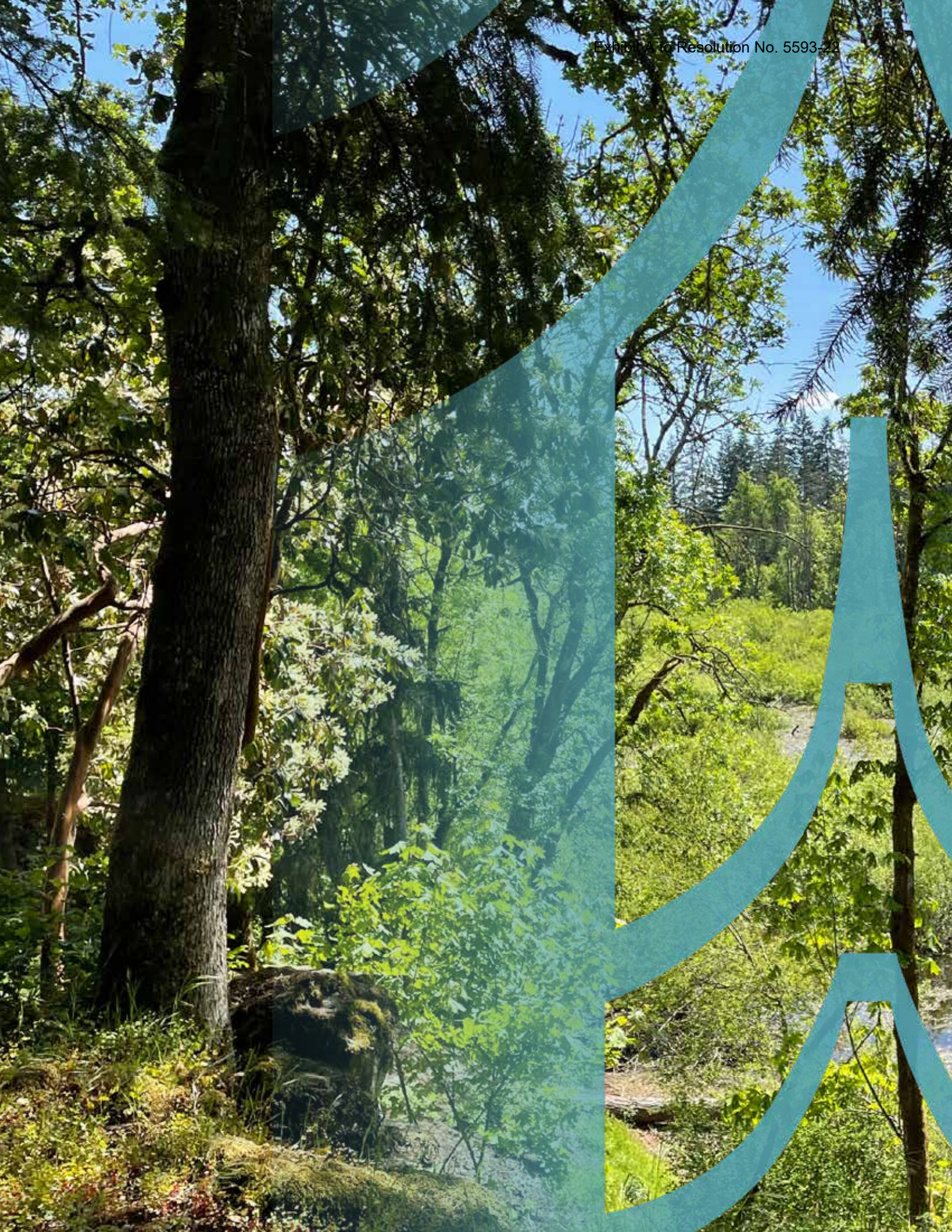
Implementación y plan de acción

Cuatro estrategias de implementación describen un rango de acciones necesarias para alcanzar la visión de parques en Basalt Creek:

- Coordinación/Financiamiento: Coordinación con otros departamentos de la Ciudad, constructores, socios potenciales y personas interesadas, para alinear las tareas, los recursos para el proyecto y para respaldar la implementación.
- Adquisición: Adquirir los terrenos para parques y corredores de senderos a través de acuerdos de beneficio mutuo, que incluyen servidumbres, donativos, compras de propietarios dispuestos a vender u otros mecanismos e incentivos para adquisición.
- Diseño, desarrollo y construcción: Ofrecer parques y senderos de calidad que respondan a las necesidades de la comunidad, a través de diseño, desarrollo y construcción.
- Mantenimiento, operaciones y activación: Asegurar la función y vitalidad de largo plazo de los parques y senderos de Basalt Creek a través de mantenimiento y operaciones efectivos.

Dotación de personal, operaciones y mantenimiento

- Impacto de la dotación de personal y costo operativo: 1.5-2.0 Empleados de Tiempo Completo (FTE, por sus siglas en inglés) se requerirán anualmente para el mantenimiento una vez que los parques y activos de recreación se completen, lo que se estima en \$115,000 dólares.



1

Introduction



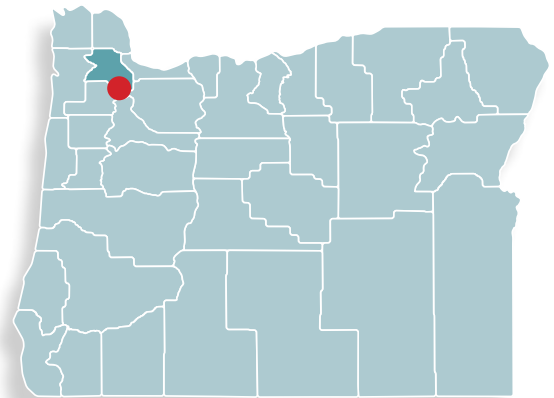
BASALT CREEK PARKS & RECREATION PLAN

Introduction

The Basalt Creek Parks and Recreation Plan addresses an area of unincorporated Washington County between Tualatin's southern boundary and northern Wilsonville.

The area encompasses approximately 367 acres (194 buildable acres) just west of Interstate 5. Currently, the project area is comprised of a mix of low-density, single-family residences, nurseries, farms, light industrial and construction-related businesses, and natural areas. This includes Basalt Creek and the surrounding canyon and wetlands habitat running north-south through the eastern side of the planning area. The Tualatin planning area is expected to accommodate 1,897

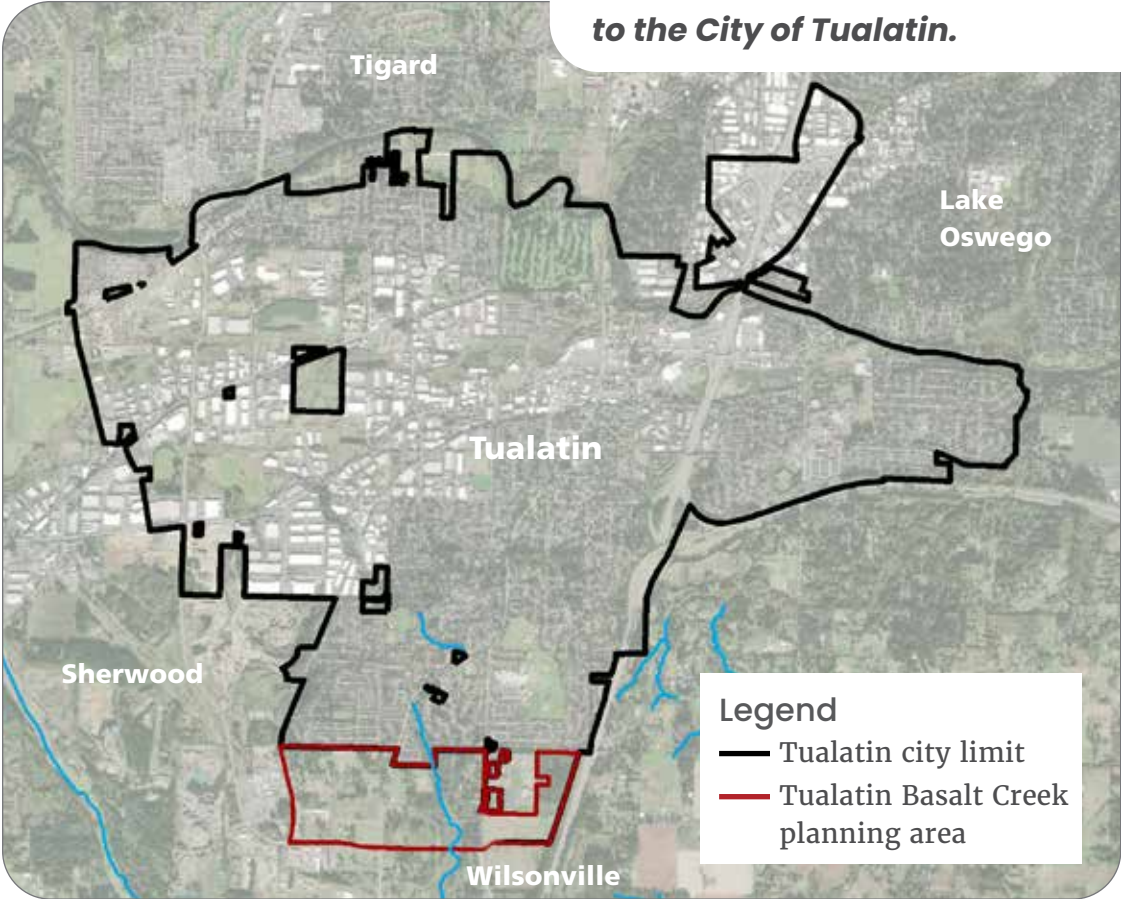
new jobs and 575 new households. As of October 2021, two residential development projects are proposed on the east side along Boones Ferry Road which will introduce approximately 400 single-family homes and 116 units of affordable multi-family housing.



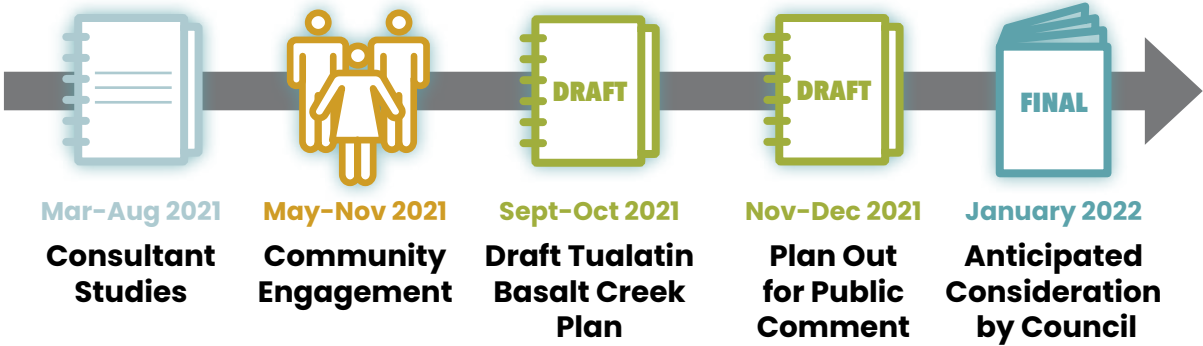
Tualatin Basalt Creek planning area is located in southern Washington County.

CHAPTER 1: INTRODUCTION

The Basalt Creek planning area encompasses 367 acres, and will add approximately 7% more land to the City of Tualatin.



Tualatin Basalt Creek Parks and Recreation Plan Timeline



BASALT CREEK PARKS & RECREATION PLAN

Plan Purpose

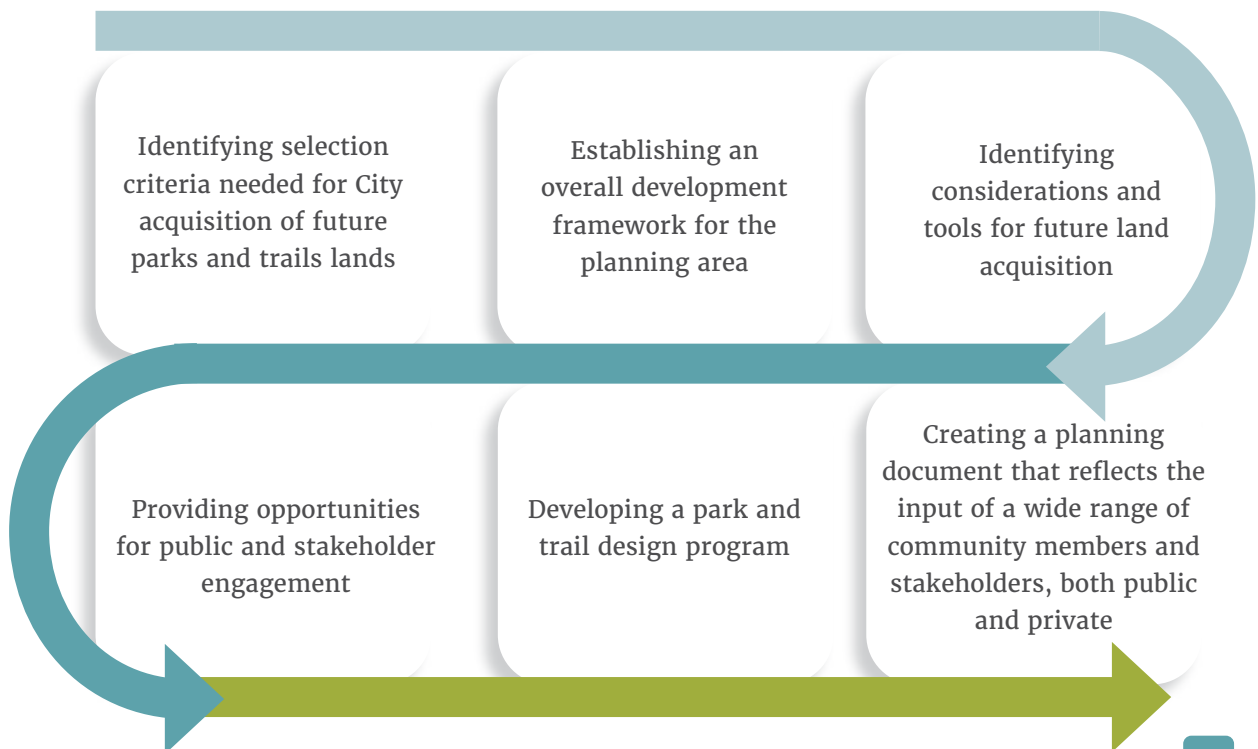
This plan provides direction for the stewardship, enhancement, and development of future parks, natural areas, greenways, trails, and other supportive recreation elements in the Tualatin Basalt Creek planning area. This plan follows up on recommendations outlined in the 2018 Tualatin Parks and Recreation Master Plan which addresses the City’s overall parks system. The plan will guide the Parks and Recreation Department staff, City Council, the Parks Advisory Committee (TPARK), and the Tualatin Arts Advisory Committee (TAAC) in decisions related to parks and recreation development in this area.

The plan also provides documentation of a substantial public engagement process undertaken during 2021.

Plan Process

The City issued a request for proposal for professional consulting services in January 2021. MIG, Inc. was selected as the project consultant and began the project in March 2021. The plan is estimated to be complete in January 2022. The sequence of major project milestones is listed below.

Tualatin Basalt Creek Parks and Recreation Planning Process



CHAPTER 1: INTRODUCTION

Planning Context

TUALATIN PARKS & RECREATION MASTER PLAN (2018)

The Tualatin Parks & Recreation Master Plan (2018) outlines a 20-year vision and strategic direction for managing and enhancing the City's diverse portfolio of parks facilities and programming for its dynamic and growing community of residents, businesses and visitors. Among many things, the parks system plan identified areas of future expansion, one being the Basalt Creek Planning Area, and articulated an overall vision for how parks and recreation would develop in this area.

The 2018 parks master plan identified the following needs and actions for the Tualatin portion of the larger Basalt Creek Planning Area:

“A new large neighborhood park is proposed for the Basalt Creek Concept Plan Area in south Tualatin to serve residents and employees. Prior to acquisition, opportunities should be evaluated to acquire additional land to support community-wide recreation needs and protect natural resources in the Basalt Creek Canyon. A larger park in the Basalt Creek Concept Plan area would help address traffic congestion by developing the City's second community park, connected to the local and regional trail system, providing tourism attractions and space

for community events, large and small group gatherings, sports (fields or a sports complex), as well as other active and passive recreation uses.”

- Acquire 10 to 20 acres of park space through an area master plan process;
- Acquire additional land for greenways and natural parks to support planned trail connectivity and protect creek canyon habitat and natural resources; and
- Master Plan and develop park site as a community park to meet neighborhood, employee, and community needs.

TUALATIN BASALT CREEK COMPREHENSIVE PLAN (2018)

The Tualatin Basalt Creek Comprehensive Plan (2018) guides development of the 847-acre Basalt Creek Planning Area over the next twenty years. A vision for the urbanization of the planning area will meet regional and local goals, and the plan coordinates future land uses, transportation, and other infrastructure investments between Washington County, the City of Wilsonville, and the City of Tualatin. Tualatin's portion of this area (367 acres) is proposed to include Low Density Residential, Medium-Low Density Residential, High Density Residential, Manufacturing Park, and Neighborhood Commercial

BASALT CREEK PARKS & RECREATION PLAN

areas. The area includes the Basalt Creek Canyon natural area. Given this anticipated development, the comprehensive plan identified a need to plan for parks, greenways, natural areas, and trails needed to serve new residents and businesses. The comprehensive plan also proposes a network of future local roads that support the planning area’s long-term development.

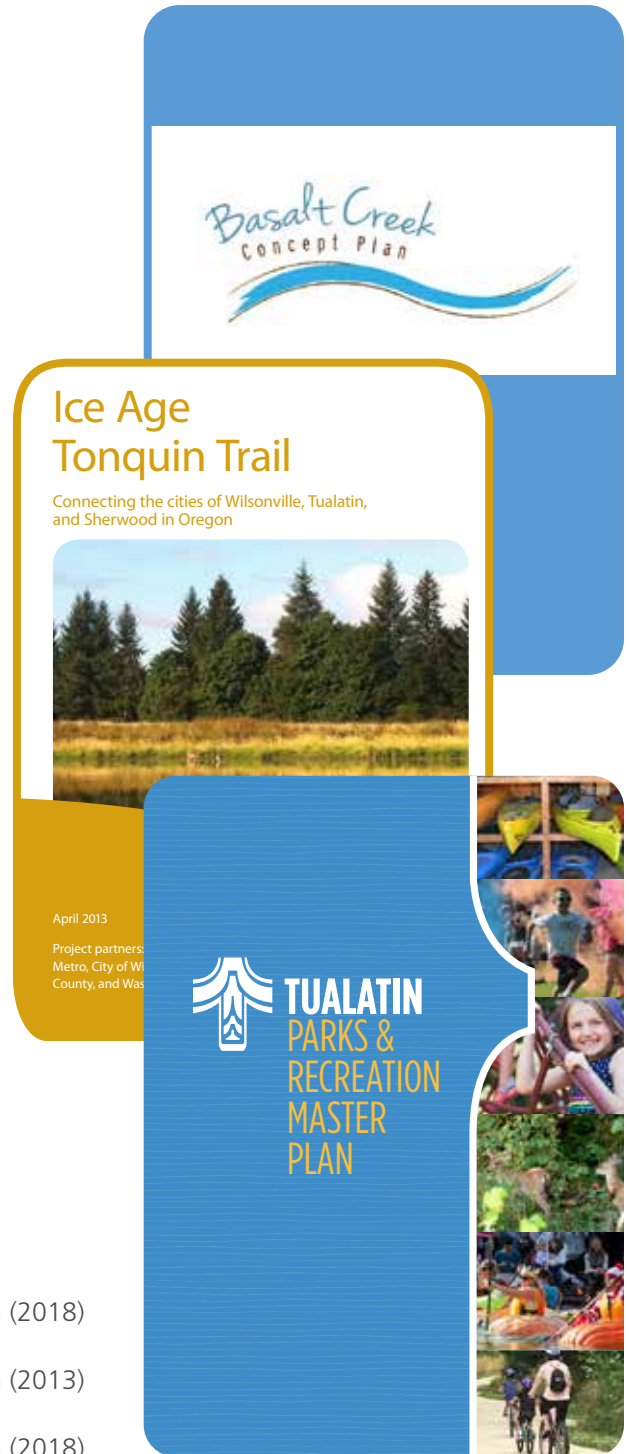
ICE AGE TONQUIN TRAIL MASTER PLAN (2013)

This master plan establishes a defined road map for implementation of a regional multi-use trail for users of all ages and abilities that travels through the communities of Wilsonville, Sherwood, Tualatin, and unincorporated Washington County. It provides a detailed trail alignment, design, and implementation guidance, as well as management and operational issues associated with it.

Top: Tualatin Basalt Creek Comprehensive Plan (2018)

Center: Ice Age Tonquin Trail Master Plan (2013)

Bottom: Tualatin Parks & Recreation Master Plan (2018)







2

Existing Conditions and Site Analysis



Existing Conditions and Site Analysis

Site Overview

The Tualatin Basalt Creek Parks and Recreation project area is a 367-acre area located between the City of Tualatin's southern boundary, partially defined by SW Helenius Street and SW Norwood Road – and the City of Wilsonville's northern planning boundary, partially defined by Basalt Creek Parkway. On the west side, the project area is defined by the Portland and Western Railroad. The east side is bound by the Interstate 5 freeway corridor.

Historically, the area has been part of unincorporated Washington County. Residents living here are not tied into services provided by Tualatin or Wilsonville. Instead, residents rely on individual ground water systems, septic systems, and are served by the Sherwood School District. There are no existing parks in the Tualatin Basalt Creek planning area; the closest park in Tualatin is Ibach Park, located one mile north of the project area boundary.

Land Use

As described in Chapter 1, the area is characterized by a mix of land uses including low-density residential, light industrial, agricultural, plant nurseries, hobby farms, and construction-serving uses. Many families have resided on the same properties in the planning area for decades.

Planned land uses defined in the 2018 Basalt Creek Comprehensive Plan process are illustrated in the diagram on the next page. In the Tualatin portion, they include low, medium, and high-density residential, neighborhood commercial, and manufacturing uses. These land uses are envisioned to address anticipated demand for industrial lands in the inner metropolitan suburbs and supporting job growth in the area while preserving natural space, buffering residential areas, and improving connectivity through Basalt Creek.

CHAPTER 2: EXISTING CONDITIONS & SITE ANALYSIS

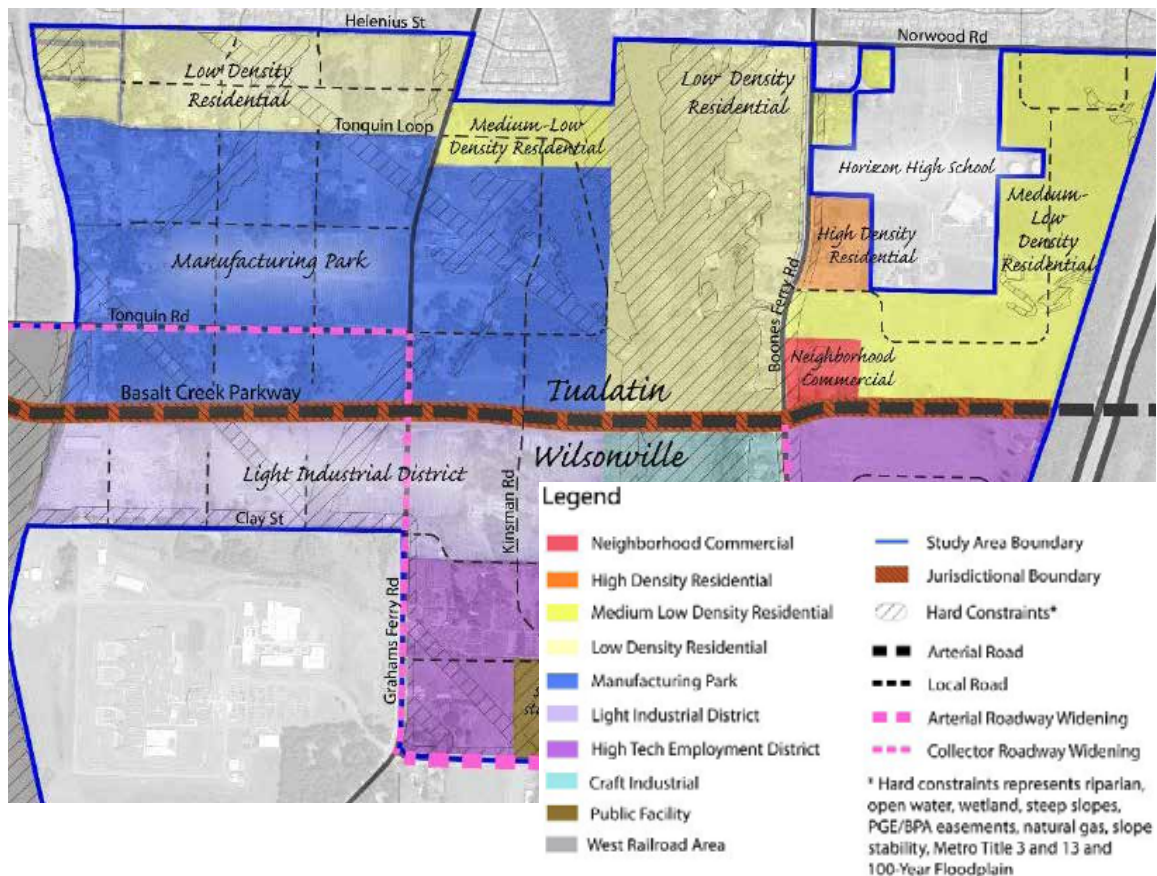
Annexation

When a property in the Tualatin Basalt Creek planning area is sold and the new (or existing) owners wish to develop the property according to its planned land use through the City’s development process, the landowner will annex into the city. The process of annexation into the City of Tualatin is voluntary. Following annexation, city services can be extended to parcels contiguous with the City’s southern boundary in alignment with existing infrastructure concept plans for the Basalt Creek planning area. This process of infrastructure expansion provides incentives for property owners

to annex in after their neighbors do, promoting efficient and predictable development.

Circulation System

Existing circulation system in and at the perimeter of the Tualatin Basalt Creek planning area include interstate freeways, railroads, collector roads, limited access major arterial roads, bike lanes and trail systems. Interstate 5’s Exit 286 pulls traffic onto Boones Ferry Road, a major north-south collector on the east side of the Tualatin Basalt Creek planning area and is a major source of traffic in the project area. The other major north-south collector,



BASALT CREEK PARKS & RECREATION PLAN

Grahams Ferry Road, is accessed via Wilsonville’s Day Road, and eventually joins Boones Ferry north of the project boundary. The Portland and Western Railroad, on the west side, is a combination freight and commuter rail line serving Beaverton, Tigard, Tualatin and Wilsonville. TRIMET bus service runs along Boones Ferry Road. Bicycle lanes run along Boones Ferry Road, but do not extend to Wilsonville. A pedestrian trail and sidewalk system exists at the perimeter of the project area along the Tualatin boundary. Trails include the planned Ice Age Tonquin Trail along the west side of the railroad and Metro’s proposed Sherwood to Sandy Power Line Trail, which cuts diagonally through the project area’s southwest corner utilizing right-of-way underneath Bonneville Power Administration overhead voltage lines. Both trail systems pose to

enhance future pedestrian and bicycle connectivity of the Basalt Creek neighborhood.

A network of future local roadways inside the project area, defined by the Basalt Creek Comprehensive Plan process, aims to provide enhanced connectivity with and beyond the project area to both Tualatin and Wilsonville. These future local roads are envisioned to be built as a part of development projects funded by developers or property owners with input from the City. The actual road alignment, as a result, may vary somewhat given the requirements of proposed development project(s) under consideration.

Another proposed project that may impact the Tualatin Basalt Creek planning area is the Washington County



Left: Character of Grahams Ferry Road.



Bottom right: Character of Tonquin Loop. This narrow road has no striping and is lined with residential uses

CHAPTER 2: EXISTING CONDITIONS & SITE ANALYSIS

extension of the Basalt Creek Parkway between Grahams Ferry Road and Boones Ferry Road. This project was considered and discussed during the planning process, but no one proposed design or trail alignment reflects the parkway's construction. If the parkway extension and related bridge over the Basalt Creek moves ahead, the process will entail an environmental review process that is separate from any park or trails concept included in this plan.

Natural Features

Natural features in the Tualatin Basalt Creek planning area include Basalt Creek (also noted on plans as Tapman Creek)¹, the canyon, basalt formations, wetlands, mixed evergreen forest, pastures, orchards and other agricultural lands. Within the project area, the creek is not piped and flows north to south, functioning primarily as a drainage for developed areas in south Tualatin. The Basalt Creek Canyon is contained on the west side of residential parcels fronting Boones Ferry Road. Wetlands and permanently inundated areas are present in the canyon. The canyon receives stormwater runoff generated from residential development in south Tualatin. Neighbors in the project area reported that decades ago, before the residential areas were built out, standing water in the canyon was only present seasonally.

¹ Washington County mapping identifies the name as Tapman Creek. The Basalt Creek Concept Plan (2018) suggested the possible names include Tappin Creek or Seeley's Creek (page 18). Due to lack of clarity over the name, more research may be needed to determine the correct name of the creek.

BASALT CREEK PARKS & RECREATION PLAN



Top: Open pastures and Douglas fir forest along Grahams Ferry Road

Bottom left: Basalt rock formations along the creek canyon.

Bottom right: Overgrown hazelnut/filbert orchard at the intersection of Basalt Creek Parkway and Grahams Ferry Road.

CHAPTER 2: EXISTING CONDITIONS & SITE ANALYSIS

Acquisition Criteria

Because the City does not own land in the Tualatin Basalt Creek planning area, future parks and recreation development depends on the City's ability to identify and purchase land through a willing seller process. To better understand where the City's best opportunities exist from a site conditions perspective, the project team analyzed a range of property acquisition criteria using City and County-provided Geographic Information Systems (GIS) data. The site opportunities assessment considered the following criteria:

- Slopes
- Proximity to existing trail network
- Proximity to planned residential areas
- Public ownership
- Site with assigned future manufacturing land uses
- Presence of Metro Title 13 lands
- Distance to Basalt Creek

Site Analysis

Preliminary findings from the GIS site opportunities assessment were also cross-checked with other information known about the project area's site conditions. A summary follows:

- The area east of Grahams Ferry consistently scored high for future parks development, although topography constraints at most of the taxlots will present site design challenges.
- The area along Boones Ferry Road also scored somewhat high considering the above criteria, but due to the typical taxlot configuration, dimensions, lack of developable space for park facilities at any one site, high potential to generate additional traffic along Boones Ferry, and limited circulation access, this area is not desirable for future park development.
- Any site west of Grahams Ferry is not a priority for parks development given the most desirable manufacturing lands are located here. These sites have great potential to expand employment opportunities and City tax revenues as help achieve other City and regional goals. An exception may be considered for a small trailhead or enhanced on-street trail development to provide east-west connectivity.

BASALT CREEK PARKS & RECREATION PLAN**TABLE 1: SITE SELECTION CRITERIA**

Site Selection Criteria	Description/Benefit as Parks and Trails Land
Slopes less and 5%	Enables development of priority park features such as fields, accessible paths and trails, play areas, gathering spaces, and supportive elements such restrooms and parking areas.
Proximity to existing trail network (within 1/8 of a mile)	Improves overall site connectivity if the future park is near an off street trail or sidewalk. The closer the site is to existing trail connections, the less costly it is to connect to a new park.
Proximity to planned residential areas	Sites with proximity to residential, especially high-density Plambeck Gardens and medium-density Autumn Sunrise, allows the future park to serve the most future residents.
Public ownership	It may be easier for the City to acquire County or other publicly held lands, and can help expand or provide greater access to a park site.
Sites with assigned future manufacturing land uses	Land zoned for future manufacturing is preferred over future residential given the high cost of site acquisition. The site would be undesirable for manufacturing development due to the presence of site constraints such as topography, overhead power lines, access issues, etc.
Presence of Metro Title 13 lands	Title 13 lands have development restrictions making them less attractive for manufacturing uses. Title 13 lands may be incorporated into a parks design allowing protection of habitat and water quality, as well as providing a natural park amenity.
Distance to Basalt Creek	There is a desire for Basalt Creek or the canyon to have some role in the park plan concept or character, such as a viewpoint toward the canyon.

CHAPTER 2: EXISTING CONDITIONS & SITE ANALYSIS

Existing Site Photos



1 Bonneville Power Overhead Powerline Corridor along Tonquin Road



5 Character of Prime Manufacturing Land



2 Tonquin Road Character



6 Character of the Basalt Creek Canyon



3 Site of Future Residential



7 Site of Future Residential



4 Train depot and railroad along future Ice Age Tonquin Trail alignment




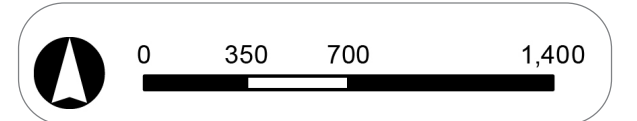
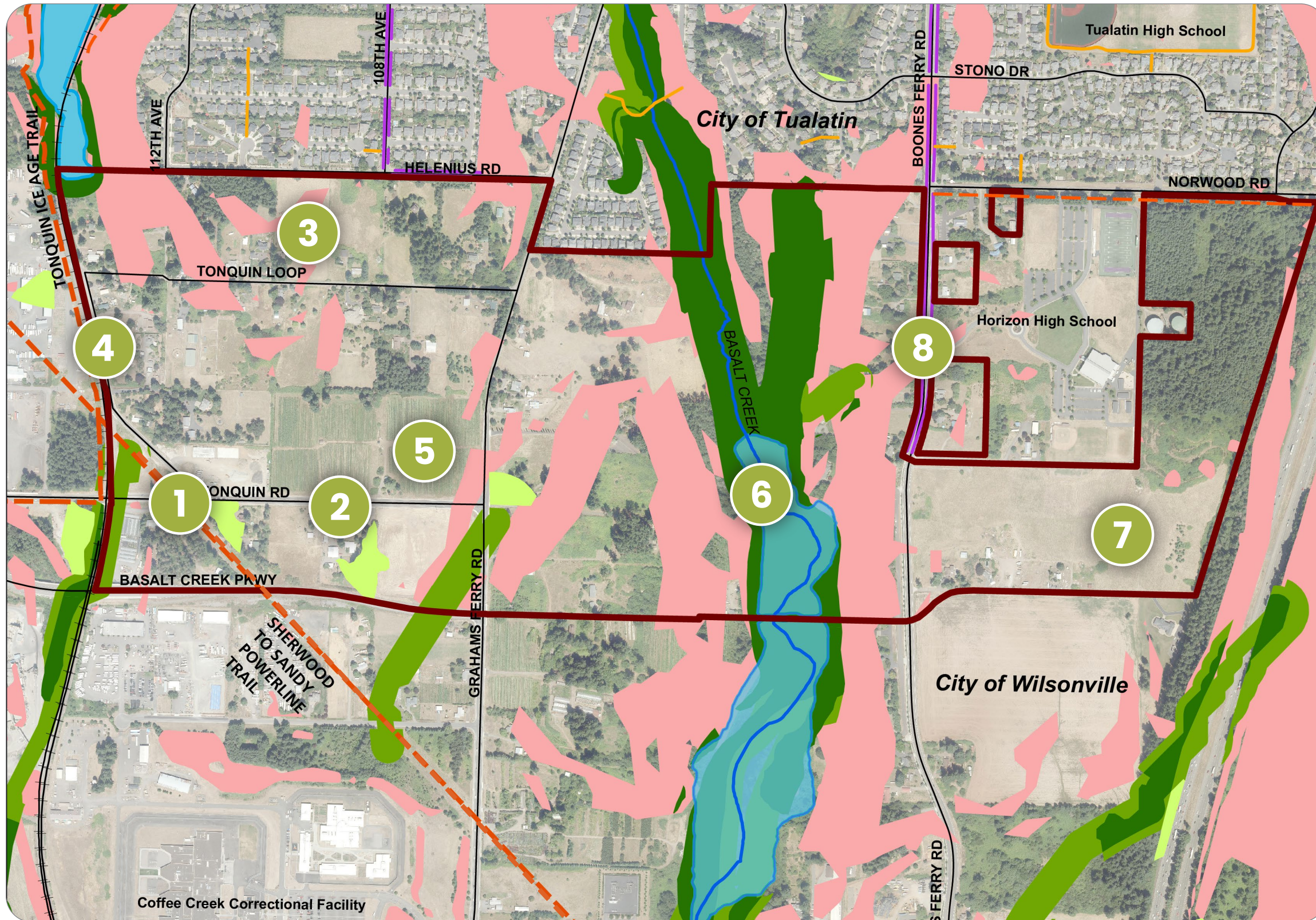
8 Character of Boones Ferry at Horizon High School

BASALT CREEK MASTER PLAN

Basalt Creek Existing Conditions

Legend

-  Basalt Creek Planning Area
-  Existing Roads
-  Existing Trails
-  Planned Trails
-  Existing Bike Lanes
-  Railroad
-  Streams
-  Waterbodies
-  Slopes over 10%
- Metro Title 13 lands**
 -  Class 1
 -  Class 2
 -  Class 3



CHAPTER 2: EXISTING CONDITIONS & SITE ANALYSIS

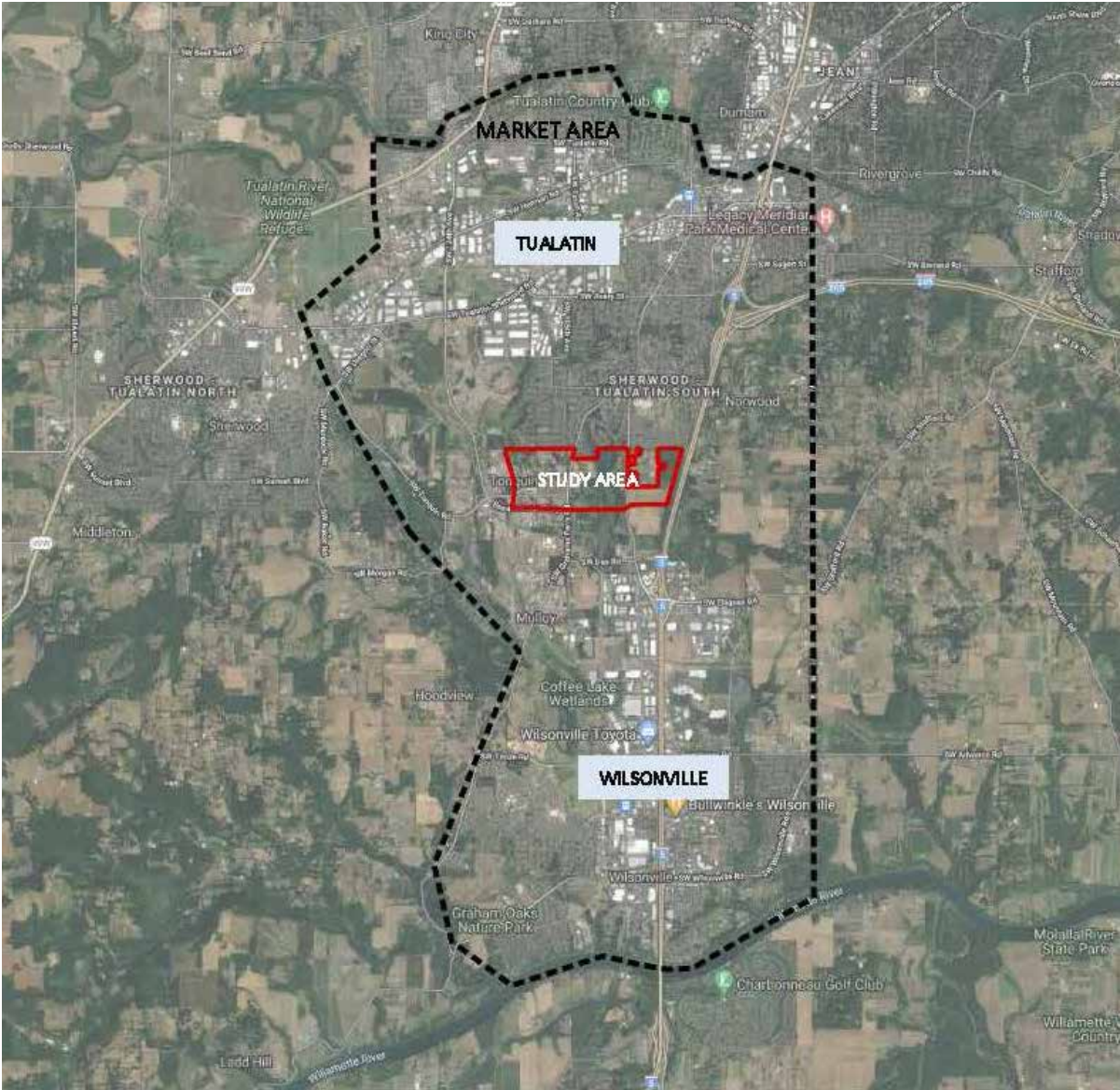
Market Study Overview

In tandem with the park-focused GIS site opportunities assessment, Johnson Economic completed a real estate market overview and forecast for the Tualatin Basalt Creek market area. The market study was intended to document and market trends as they relate to future industrial, commercial, and residential zoned lands in the project area and establish background market dynamics impacting anticipated private-sector development patterns.

An estimate of land absorption rates and associated market pricing confirmed that market conditions are in alignment with the findings of the park-focused site opportunities assessment. From a market perspective, the study concluded that properties zoned for manufacturing east of Grahams Ferry will be difficult to develop for manufacturing uses due to slope and other constraints. Sites west of Grahams Ferry Road

have significantly fewer constraints, with developable parcels that can accommodate larger-scale footprint manufacturing supporting a more cohesive development pattern and yielding consistently high estimated market values. Sites along the east side of Boones Ferry Road are also highly developable, but are already spoken for, with two proposed developer residential projects already underway. Sites along the west side of Boones Ferry have significantly impacted developable areas, making them difficult to redevelop in a cost-efficient manner.

BASALT CREEK PARKS & RECREATION PLAN





3

Vision and Goals



BASALT CREEK PARKS & RECREATION PLAN

Vision and Goals

The vision for park and recreation in Tualatin Basalt Creek builds from the 2018 parks system plan, which states:

“Tualatin is a vibrant city, with a healthy and cohesive community, connected through attractive parks, diverse facilities, trails, conservation of natural areas, recreation opportunities, and art and culture that are engaging and accessible to all.”

As new additions to the City’s parks portfolio, future parks and recreation in the Tualatin Basalt Creek planning area will:

- Help improve individual health, wellness and fitness;
- Connect the community to nature;
- Involve people in lifelong learning;
- Steward the City’s cultural and natural resources;
- Attract businesses and support our economic vitality; and
- Foster community cohesion and vibrancy.

CHAPTER 3: VISION & GOALS



BASALT CREEK PARKS & RECREATION PLAN

Goals from the system wide plan addressed by the Basalt Creek Parks and Recreation Plan include:

Goal 1

Expand accessible and inclusive parks and facilities to support community interests and recreation needs.

Goal 2

Create a walkable, bikeable, and interconnected city by providing a network of regional and local trails.

Goal 3

Conserve and restore natural areas to support wildlife, promote ecological functions, and connect residents to nature and the outdoors.

It is possible for additional goals to be addressed through the public design process entailed for new Basalt Creek parks, trails and programming development in the future.

The Tualatin Basalt Creek planning area is unique as it relates to these goals because as part of unincorporated Washington County, the neighborhood has not received prior City or County investment as it relates to parks and recreation services. There are no existing parks or trails within the project area. The variety of proposals set forward within this plan will help bring this neighborhood into the City's fold, and provide its newest residents with equitable access to parks and recreation facilities and services.

When asked why it is important to plan for future parks in developing areas, respondents in 2021 confirmed this need through a variety of different factors, among them:

"To provide parks and recreation services to the community,"

"To provide spaces for active recreation including playgrounds, sports fields and courts,"

"To plan for future trail connections and greenways,"

"To preserve, protect and enhance natural areas."

The Basalt Creek Parks and Recreation Plan is made possible by a combination of all these reasons.





4

Community Engagement



Community Engagement

The City of Tualatin conducted a series of community engagement events and activities to get feedback from community members and other stakeholders and bring awareness to the Basalt Creek Parks and Recreation Plan.

The goal of the engagement was to provide the community with multiple opportunities to be involved and participate in the planning of future parks and recreation within the Tualatin Basalt Creek planning area.

This chapter highlights the following public participation activities that took place over the project duration:

- Community Event
- Surveys & Webpage
- Public Meetings
- Open House
- Focus Groups
- Internal Meetings

For more detailed documentation of the community engagement events and activities, see Appendix A.

CHAPTER 4: COMMUNITY ENGAGEMENT



Community Event

Surveys & Webpage

Public Meetings

Open House

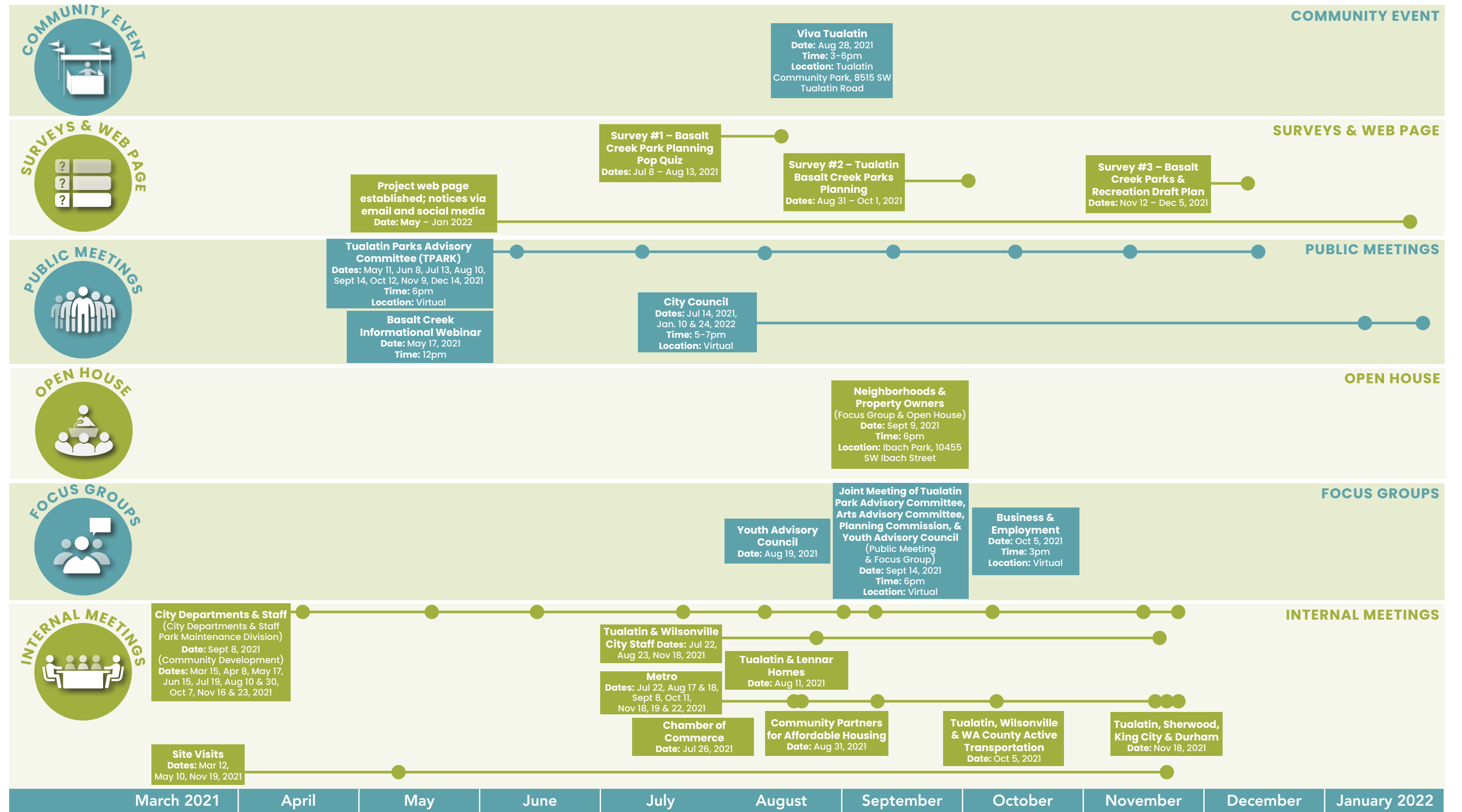
Focus Groups

Internal Meetings

Local Media Coverage

Community Engagement Activities Summary and Timeline | March 2021 – January 2022

BASALT CREEK PARKS & RECREATION PLAN



CHAPTER 4: COMMUNITY ENGAGEMENT

City of TUALATIN OREGON

Your Government | Our Community | For Visitors | Doing Business | How Do I?

Basalt Creek Parks & Recreation Plan

City of TUALATIN Basalt Creek PARKS & RECREATION PLAN

Para español

What is happening?
 Several years ago, Metro (Portland's metropolitan area regional government) added Basalt Creek to the urban growth boundary for residential and manufacturing uses. When this area develops it will be annexed into either Tualatin or Wilsonville, see [map](#) below.

With input from the community, both cities have created a plan for the future of this expansion including a plan for parks in Tualatin calling for a planning process to ensure park resources are provided for the expanding community.

The exciting process of planning for parks and recreation in Basalt Creek kicked off in the spring of 2021! It will result in a big picture plan for parks and recreation addressing the needs and desires of the growing South Tualatin community.

Can I share my ideas for future Parks?
 Yes, we would love to hear from you and there are a number of ways to share your ideas! Please fill out the simple questionnaire at the bottom of this webpage to share your big ideas for parks in this expanding area.

There are also several different community engagement opportunities including focus groups, community event, and meetings. Each has been thoughtfully planned to obtain feedback from important groups and individuals within our community and will cover the same content so everyone has an opportunity to share ideas for the future of parks and recreation in the Basalt Creek area. Click here for the full list of the [Basalt Creek Community Engagement Plan](#).

Where is Basalt Creek?
 The Basalt Creek Planning Area is located between Tualatin's southern boundary and northern Wilsonville. Tualatin's Planning Area encompasses approximately 367 acres just west of I-5.

What is there now?
 Currently, the land is composed of a mix of low-density, single-family residences, nurseries, farms, and natural areas. This includes the namesake, Basalt Creek, and the surrounding canyon and wetlands habitat running north-south through the eastern side of the planning area.

What else is planned?
 Tualatin's Planning Area includes 194.23 buildable acres, which are expected to accommodate 1,897 new jobs, and 575 new households. This park planning process will meet the needs of the expanding community.

What do the existing plans for parks in this area include?

- 10-20 acres of park space
- Greenways, natural parks & trail connections
- Protection of natural resources & habitats
- Master Planning
- A neighborhood and/or community park

What will the planning process include?

- Market Study
- Design Options
- Public Outreach
- Park & Trail design program

Where can I find more information?
 A broad planning including the [Parks and Recreation Master Plan](#), and [Basalt Creek Comprehensive Plan Update](#), with extensive public engagement, have been adopted by City Council and will help guide the next steps of this important process.

For questions about this project, contact Rich Mueller, Parks Planning & Development Manager at 503.691.2064 or email.

Supporting Documents

- 📄 [Joint Parks, Art, Planning & Youth Focus Group Meeting Packet](#) (6 MB)
- 📄 [Viva Tualatin Event Engagement Recap](#) (1 MB)
- 📄 [Community Engagement Materials](#) (6 MB)
- 📄 [Basalt Creek Map](#) (596 KB)
- 📄 [Community Engagement Plan](#) (87 KB)
- 📄 [Project Update to City Council July 14, 2021](#) (23 MB)

Supporting Documents

- 📄 [Parks & Recreation Master Plan](#)
- 📄 [Basalt Creek Concept Plan](#)

Let us know if you would like updates about this project! Share your name & email below.

Email

Do you have ideas for the future of parks in this newly growing area? Tell us what you want to see for the Basalt Creek Parks Plan!

Parks and Recreation

- + Recreation and Special Events
- + Parks and Facilities
- + Parks Planning Projects
- + Arts and Culture
- + Resources
- + See City DRAIN City of Tualatin
- Parks Maintenance
- Street Tree Program

Explore Tualatin!

[EXPLORE TUALATIN NOW!](#)

Contact Information

Sign up for the Explore Tualatin Now E-Newsletter.

Connect with us by topic

General Inquiries
 503.691.3061 | [Email](#)

Hours 9am-5pm M-F

After Hours Contact & Non Emergency
 503.629.0111

[Staff Directory](#)

[View Full Contact Details](#)


BASALT CREEK PARKS & RECREATION PLAN

Website Portal


The City created a website portal where community members could access information and give input about the Parks and Recreation Plan over the duration of the project.

Survey Results

A compilation of online and in-person survey results highlights community members' priorities and preferences for future parks and recreation elements. Below is an example of a question board used at an in-person event at Tualatin Community Park. The community responded using comment cards and stickers.



Scan to go with our confidential input to the project website.
Escanea el código QR de este cartelito para ir al sitio web del programa.



PARK PROGRAM PREFERENCE ACTIVITY
ACTIVIDAD DE PREFERENCIA DEL PROGRAMA DEL PARQUE

Place one (1) sticker dot near your answer to each of the following questions.
Coloque un (1) puntito adhesivo junto a su respuesta para cada una de las siguientes preguntas.

Q: In your opinion, why is it important to plan for future parks in developing areas? Use a dot sticker to select one of the four reasons below.
P: En su opinión, ¿por qué es importante planificar futuros parques en áreas en desarrollo?

Preserve, protect & enhance natural areas.
Preservar, proteger y mejorar las áreas naturales.

Plan for future trail connections & greenways.
Planificar las futuras conexiones de senderos y vías verdes.

Create space for active recreation including playgrounds, sports fields & sport courts.
Crear espacio para la recreación activa, incluidos parques infantiles, campos deportivos.

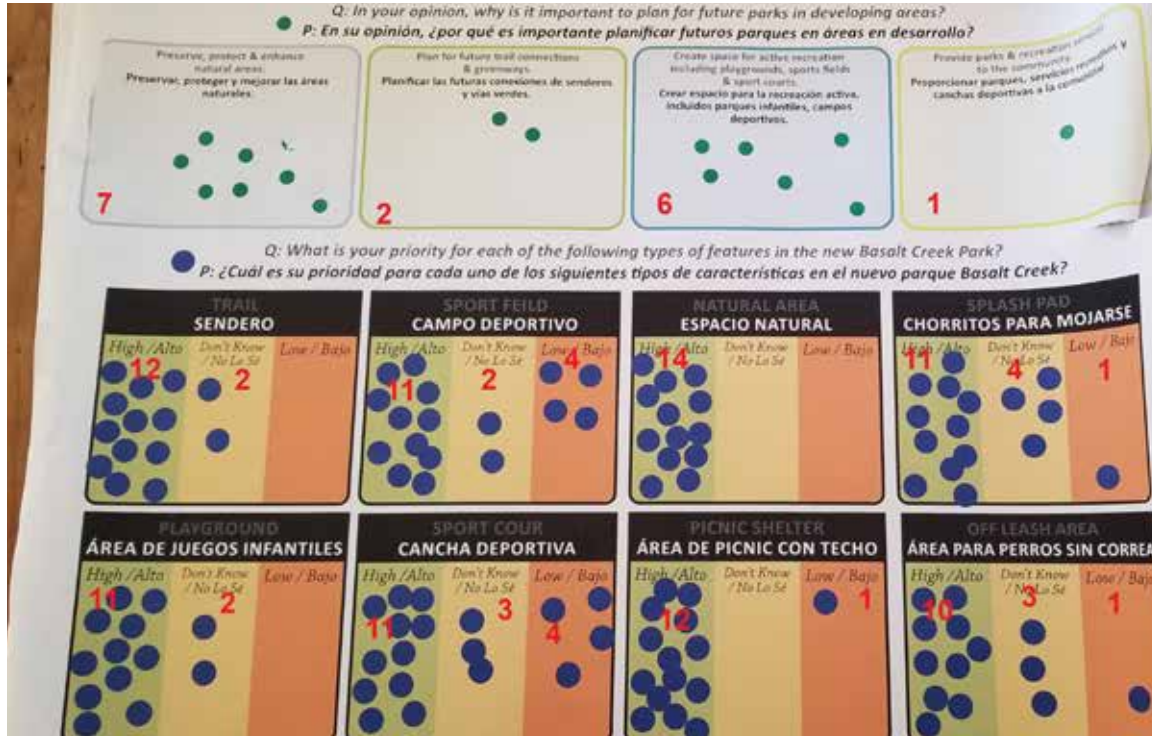
Provide parks & recreation services to the community.
Proporcionar parques, servicios recreativos y canchas deportivas a la comunidad.

Q: What is your priority for each of the following types of features in the new Basalt Creek Park? Use dot stickers to indicate your answer for each.
P: ¿Cuál es su prioridad para cada uno de los siguientes tipos de características en el nuevo parque Basalt Creek?

TRAIL SENDERO	SPORT FEILD CAMPO DEPORTIVO	NATURAL AREA ESPACIO NATURAL	SPLASH PAD CHORRITOS PARA MOJARSE
High /Alto Don't Know / No Lo Sé Low / Bajo	High /Alto Don't Know / No Lo Sé Low / Bajo	High /Alto Don't Know / No Lo Sé Low / Bajo	High /Alto Don't Know / No Lo Sé Low / Bajo
PLAYGROUND ÁREA DE JUEGOS INFANTILES	SPORT COURT CANCHA DEPORTIVA	PICNIC SHELTER ÁREA DE PICNIC CON TECHO	OFF LEASH AREA ÁREA PARA PERROS SIN CORREA
High /Alto Don't Know / No Lo Sé Low / Bajo	High /Alto Don't Know / No Lo Sé Low / Bajo	High /Alto Don't Know / No Lo Sé Low / Bajo	High /Alto Don't Know / No Lo Sé Low / Bajo

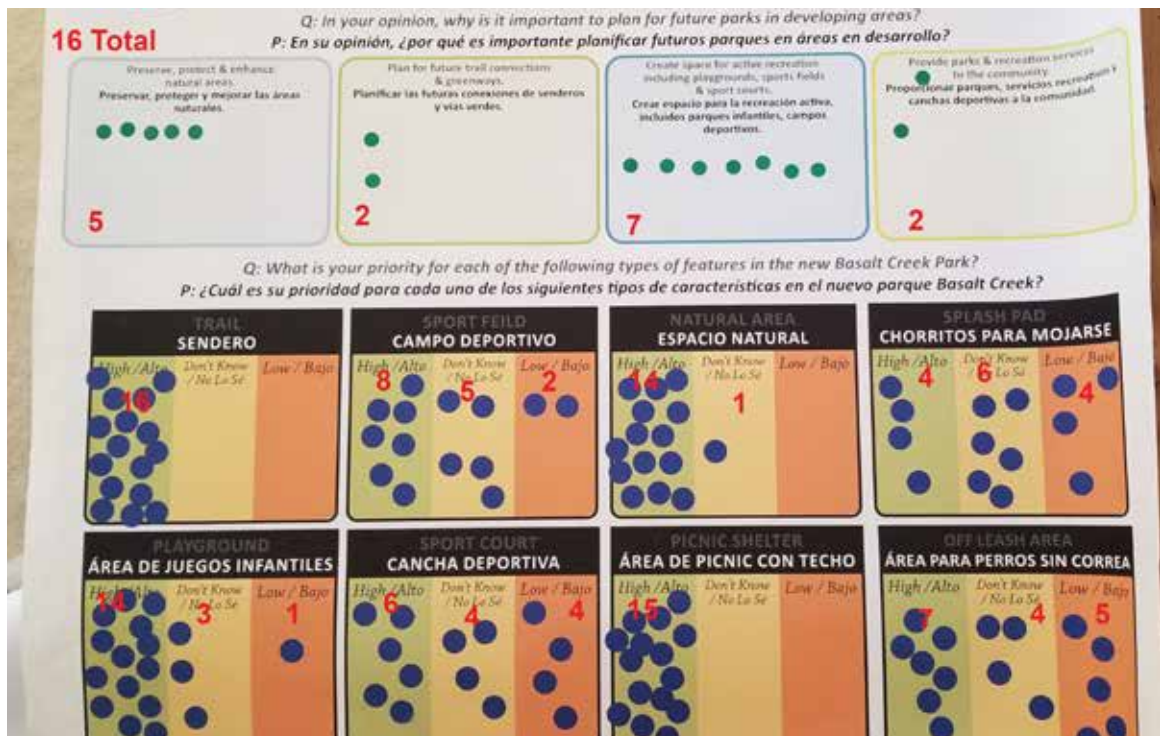
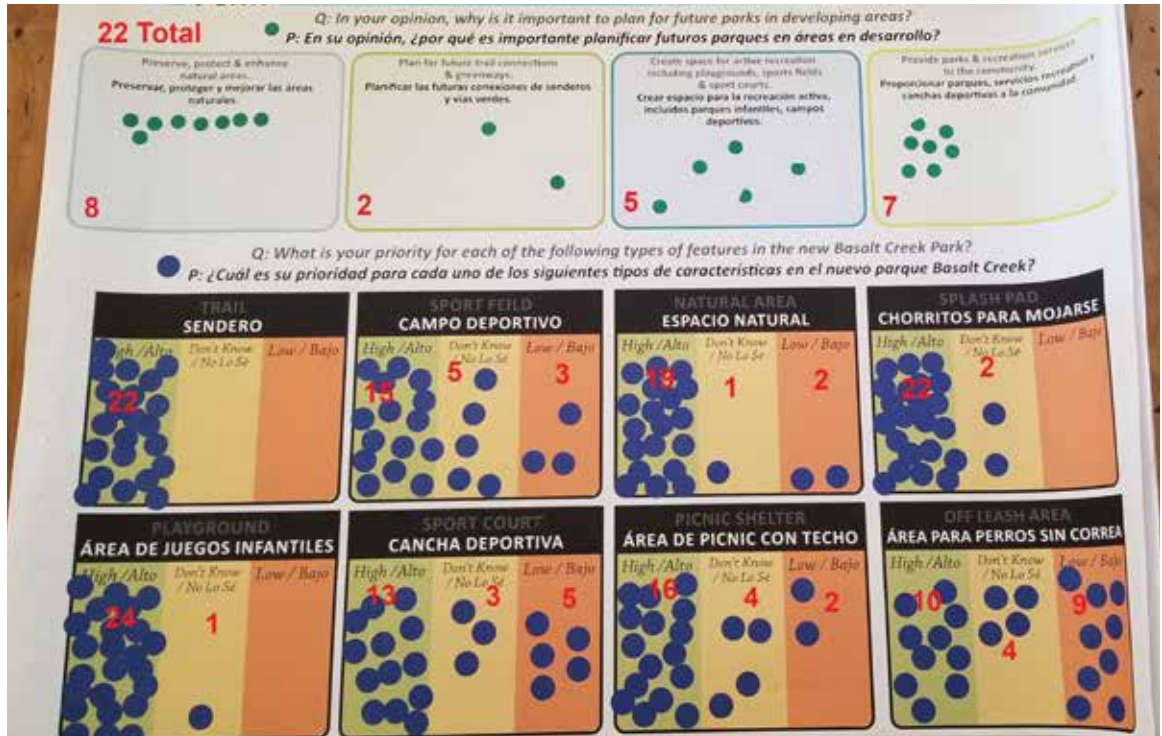
CHAPTER 4: COMMUNITY ENGAGEMENT

Viva Tualatin Community Event Highlight



BASALT CREEK PARKS & RECREATION PLAN

Viva Tualatin Community Event Highlight



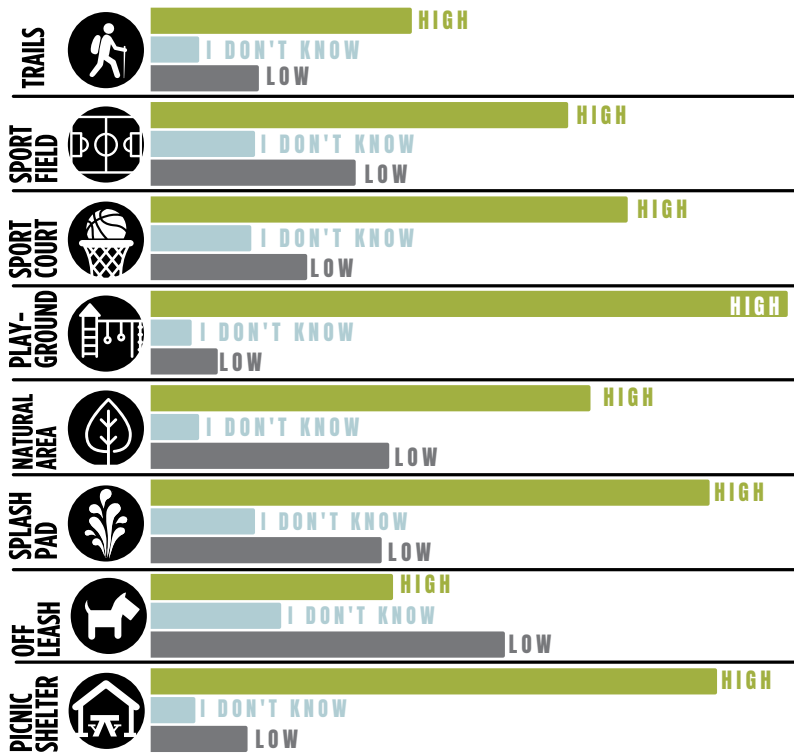
CHAPTER 4: COMMUNITY ENGAGEMENT

Community Engagement Preference Results

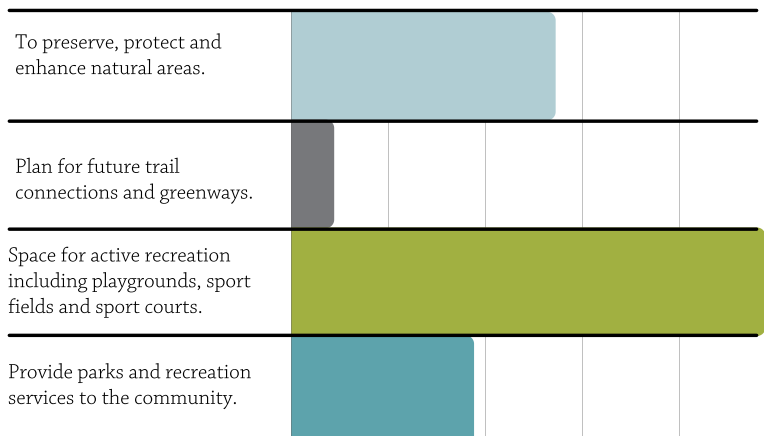
PARK PROGRAM PREFERENCE ACTIVITY

COMMUNITY ENGAGEMENT RESULTS

What is your priority for each of the following types of features in the new Basalt Creek Park?



In your opinion, why is it important to plan for future parks in developing areas?



BASALT CREEK PARKS & RECREATION PLAN

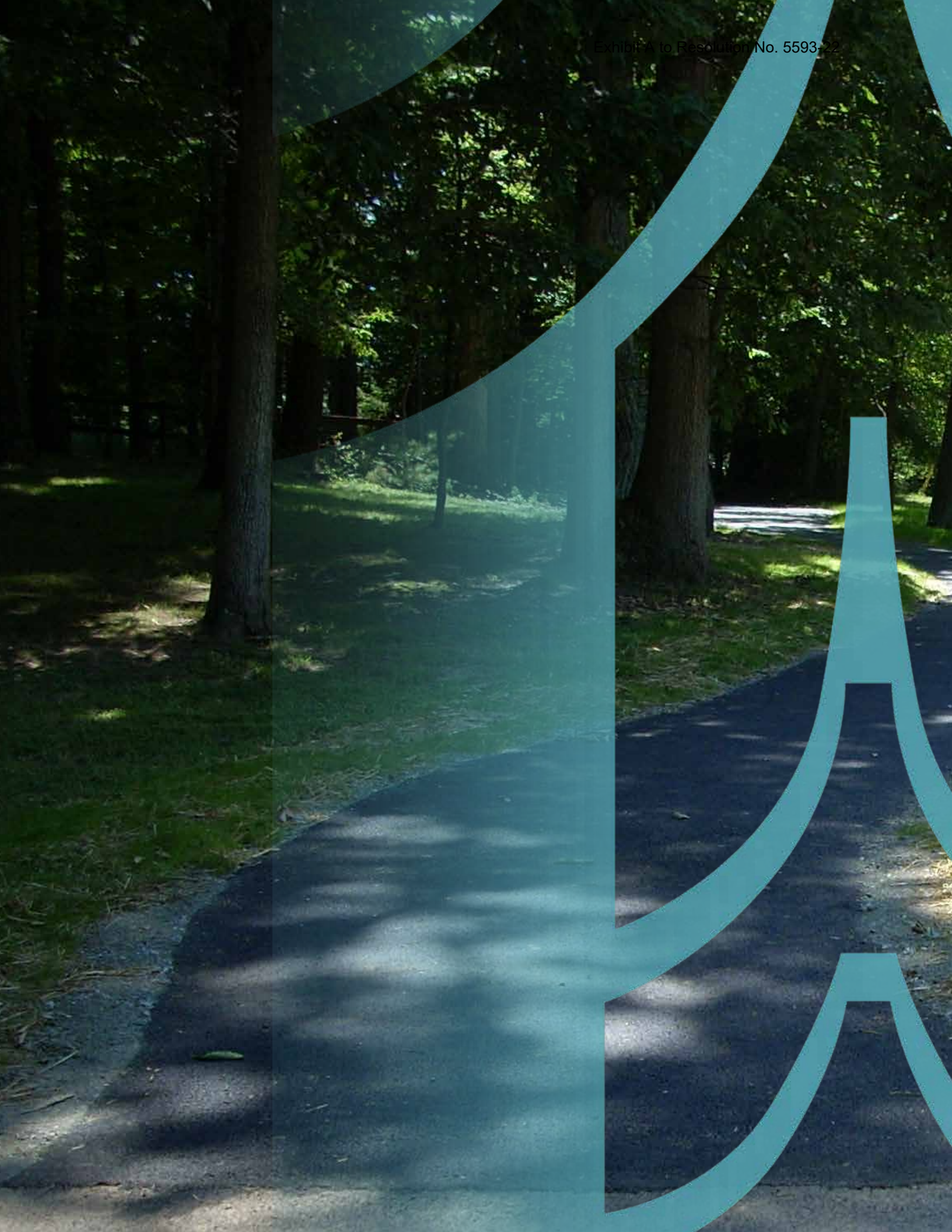
Draft Plan Public Comments Summary

Comments on the draft plan for public review were received in three ways:

- Online: 218 total comments from open-ended questions in Survey #3
- Email: 3 comments
- Phone: 1 comment

Comments from open-ended questions in Survey #3 included a large number of requests for a sports complex. A sports complex was not included in the Basalt Creek Parks and Recreation Plan because the plan itself calls for a neighborhood park to serve those living and working nearby. Sports complexes are inherently large parks intended to serve the broader community. Land potentially available for parks development in Basalt Creek also has topographical and other site constraints that make it unsuitable for a sports complex.

For more detail, please see Appendix A: Community Engagement.





5

Parks and Recreation Concept



Basalt Creek Parks and Recreation Concept

Parks and Recreation Framework

The parks and recreation framework is the starting point for future park and trails investments in Basalt Creek. The framework reflects an understanding of the project area's existing conditions, extensive public and stakeholder input from 2021, recommendations from the 2018 park system plan, and the City's park standards. The framework establishes the character of future parks and trails development in three distinct park opportunity areas: West, Central and East.

A diagram of the Basalt Creek parks framework is on page 61.

Park opportunity areas each comprise approximately one-third of the overall project area and are generally characterized by land use, topography, natural features, and proximity to primary roads. Each opportunity area expands parks and recreation in Basalt Creek in different ways based on these distinctions, taking advantage of anticipated or planned private development, regional trail expansion, proximity to future park and trail users, and other physical site conditions. The boundaries between opportunity areas overlap somewhat indicating a desire to connect one area to the next in functional, legible, and meaningful ways.

CHAPTER 5: PARKS & RECREATION CONCEPT

Framework Plan

Priority Elements

West Opportunity Area

The West Opportunity Area will serve employees and the surrounding community with future on-street trails/widened sidewalks and a trailhead that links to planned regional trails/shared-use paths. Other elements include:

- Regional trail connection along existing/future roads to new park in the Central focus area
- Small trailhead and parking area near regional trail
- Safe non-motorized commuting and walking opportunities for future employees
- Sign improvements for pedestrian navigation

Central Opportunity Area

The Central Opportunity Area will feature a new, proposed 10-acre neighborhood park and connecting greenway trails, preferably located east of Grahams Ferry Road on lands with lower potential for industrial development. Four example park design concepts included in the plan reflect the community's park program preferences. The example designs should be used as starting points for more detailed community-driven design once a site is acquired. Other elements and considerations include:

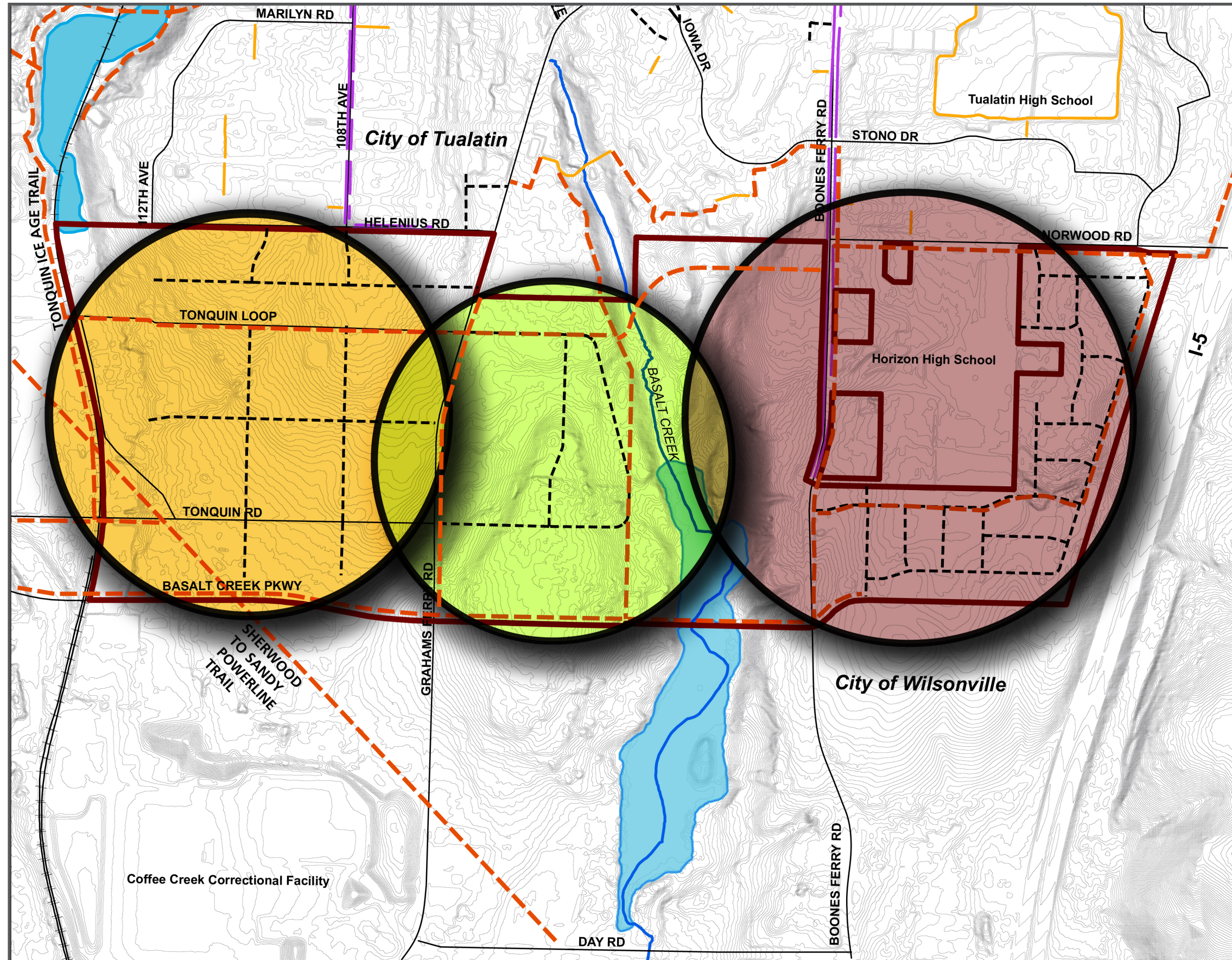
- Future city acquisition of a level, future park site
- Large neighborhood park (+/-10 acres) with a mix of recreation amenities including playground, picnic shelter, sport court, flexible field, trails
- Potential view of the Basalt Creek canyon
- Trail connections to residential areas and regional trails

East Opportunity Area

The East Opportunity Area is characterized by developer-provided park spaces, with on-street paths and plantings. Other elements include:

- Public stormwater facilities
- Potential to enhance stormwater facilities with amenities to expand recreation
- Potential partnership opportunity with adjacent schools
- Opportunity for future trail connections

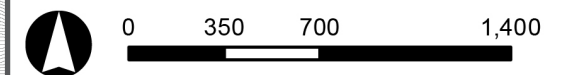
BASALT CREEK PARKS & RECREATION PLAN



Basalt Creek Framework

Legend

- Basalt Creek Planning Area
- Existing Roads
- Proposed Roads
- Existing Trails
- Planned and Proposed Trails
- Existing Bike Lanes
- Railroad
- Streams
- Waterbodies
- Two-foot contours
- Basalt Creek Opportunity Areas**
 - West
 - Central
 - East



CHAPTER 5: PARKS & RECREATION CONCEPT

Expanded Detail – Basalt Creek Parks and Recreation Opportunities Matrix

TABLE 2: RECREATION OPPORTUNITY MATRIX

	West	Central	East
Parks	<ul style="list-style-type: none"> • Trailhead • Parking spaces • Bike repair station • Benches and tables • Potential restroom 	<ul style="list-style-type: none"> • 10-acre large neighborhood park • Destination nature or other play area (shaded) • Canyon viewpoints (1-2) • Large picnic shelter • Basketball or sports court • Multi-use rectangular field (1) • Small low-rise community stage with grass seating (for movies or concerts in parks) • Designated off-leash area, or small dog park, or larger combined dog park (for large and small dogs) • Looped walking trail (with distance markers) • Trailhead • Art and Interpretive signage • Permanent restrooms (2 gender-neutral) • Parking (15-30 spaces) • Stormwater/green infrastructure features <p>Other potential options:</p> <ul style="list-style-type: none"> • Small hardscape plaza with moveable seating/tables (could be used for fitness and outdoor programs) • Outdoor fitness equipment • Raquetball court 	<ul style="list-style-type: none"> • 0.65-acre HOA small neighborhood park • Sport court • Small playground • Picnic tables • Small shelter • 2.65 acres of streetscape buffer plantings • 0.60-acres of other connecting open space along development perimeter • Potential partnership opportunity with Horizon High School

BASALT CREEK PARKS & RECREATION PLAN

Expanded Detail – Basalt Creek Parks and Recreation Opportunities Matrix

TABLE 2: RECREATION OPPORTUNITY MATRIX (CONTINUED)

	West	Central	East
Trails	<ul style="list-style-type: none"> Regional trail connection at planned Ice Age Tonquin Trail and Sandy to Sherwood Powerline Trail East-west on-street trail (widened sidewalk) connecting to neighborhood park in central opportunity area 	<ul style="list-style-type: none"> East-west on-street trail (widened sidewalk) to west opportunity area trailhead Future north-south trail comprised of alignments on a combination of future local roads and easements 	<ul style="list-style-type: none"> Connections to adjacent school sites On street (widened sidewalk) connections to other Tualatin trails
Storm-water	<ul style="list-style-type: none"> Stormwater and green infrastructure responsive to site development 	<ul style="list-style-type: none"> Stormwater and green infrastructure responsive to park development and site conditions 	<ul style="list-style-type: none"> 2.6 acres of stormwater facilities, with passive recreation amenities such as a meander sidewalk, decorative fencing, benches, trash receptacles, dog waste station, and bollards at maintenance access points. All stormwater facilities to include native plantings based on site conditions.

CHAPTER 5: PARKS & RECREATION CONCEPT

Area Wide Connectivity

Connectivity with Surrounding Areas and Regional Trails

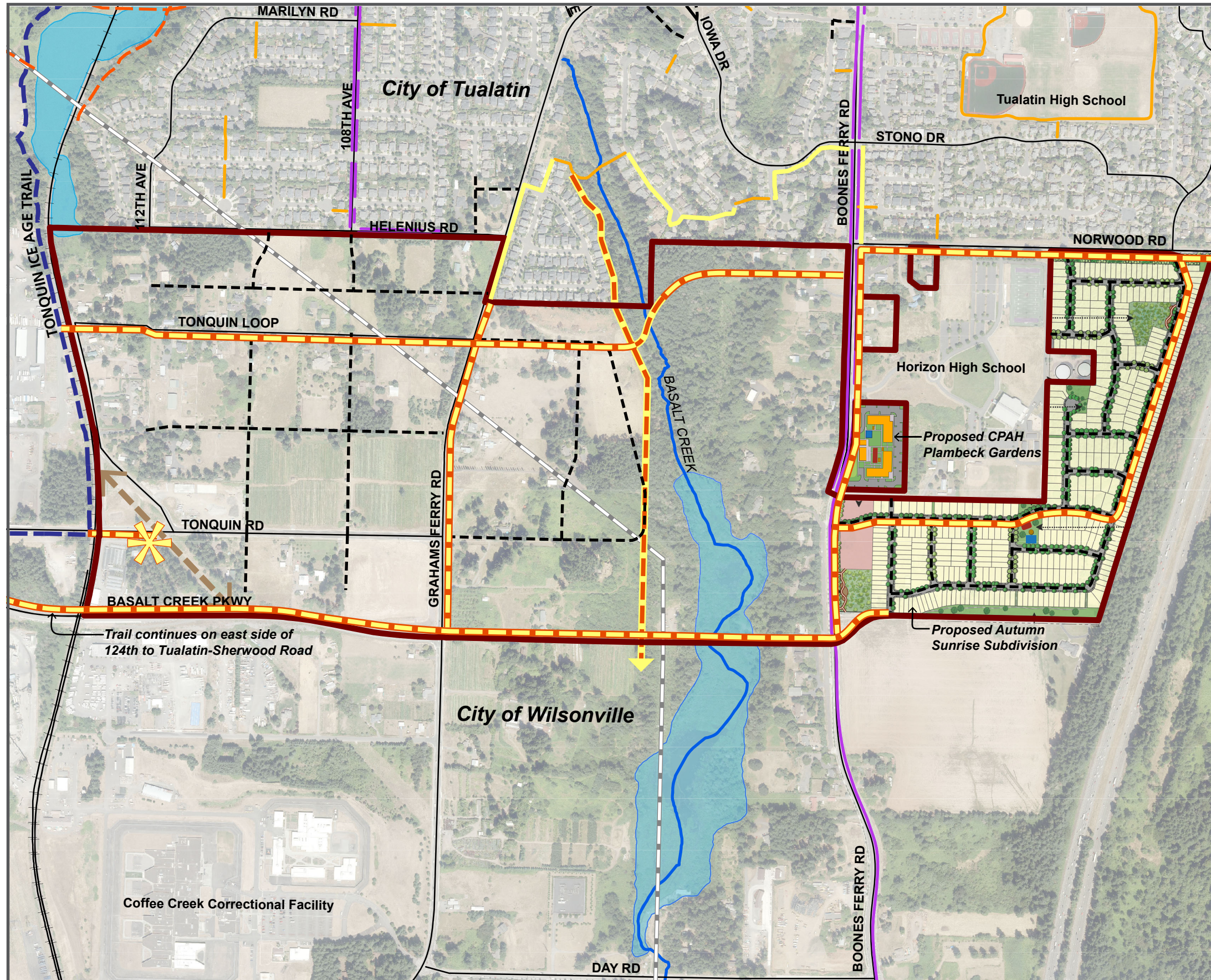
The trails concept plan depicts the vision for trails connectivity within and beyond Basalt Creek in coming decades. Several major regional trail projects are posed to synergize connections between Sherwood, Tualatin, and Wilsonville and beyond, significantly expanding the trails recreation role that Basalt Creek may potentially play.

A proposed local system of trails within Basalt Creek enhances connectivity in north-south and east-west directions, some alignments placed alongside future local roads and some along future easements. Land underneath Portland General Electric (PGE) overhead transmission lines may also represent a potential opportunity for enhancing connectivity across the planning area in the future. All trail alignments within the project area ideally tie into existing trails in Tualatin.

The future local road network, which introduces a grid street pattern to the west opportunity area, lends to improved overall connectivity – though it will primarily designed for vehicular use. Future local roads in Basalt Creek are envisioned to be built as a part of private development projects funded by developers or property owners with input from the City, so the alignments may vary somewhat given the requirements of proposed development project(s) under consideration.

Expanded bike lane connectivity, although not addressed in this plan, would likely align with future local roads and provide safe, direct, and visible connections to employment locations, regional trail system, residential areas, schools, and other destinations.

BASALT CREEK MASTER PLAN

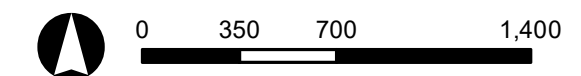


Basalt Creek Trails Concept

Legend

- Basalt Creek Planning Area
- Existing Roads
- Proposed Roads
- Existing Sidewalk
- Existing Bike Lanes
- Existing Trails
- Planned and Proposed Trails**
- Tualatin (general)
- On-street trail/widened sidewalk
- Off-street trail/greenway
- Tonquin Ice Age Trail
- Sherwood to Sandy Power Line Trail
- Proposed Trailhead
- PGE Overhead Power Lines
- Railroad
- Streams
- Waterbodies

Note: On-street trails (enhanced sidewalks or multi-use paths) in residential areas to follow future development street systems.



CHAPTER 5: PARKS & RECREATION CONCEPT

West Opportunity Area

Employment and Trails-Focused Recreation

The West Opportunity Area design concept is largely influenced by future manufacturing uses that will characterize this part of Basalt Creek. The focus is to better connect this area to the Central Opportunity Area and provide active options for employees who may want to walk, bike, or scoot to, from, and around their workplaces during lunch or breaks.

Most trails in this area will be on-street trails, otherwise known as extra-wide or enhanced sidewalks. Given the surrounding setting that includes large truck traffic, large floor plate buildings, active parking lots, delivery vehicles, and wide streets to support the range of activity anticipated here, the design of these on-street trails is aimed to keep pedestrians safe, visible, and away from the operations core of any one manufacturing property. Addition of shade trees along new on-street trails should take into consideration elevated driver visibility and adequate spacing

from corners and driveway entrances to prevent tree limb and similar damage from entering, passing, and exiting vehicles.

Off-street trail types may be limited to regional trails at the perimeter and corners of the West Opportunity Area.

A trail head location is proposed near one of the major regional trail alignments, and will feature signage, potentially a restroom, a limited number of vehicle parking spaces, bike repair station, picnic table and benches. The trailhead location may in the future support a small-scale, seasonal food cart or similar operation where area employees can walk, bike or scoot to lunch and socialize with other area employees.

Added signage and wayfinding will be key to making the West Opportunity Area's trails legible, functional, and well-connected. Signage will primarily be directional, with some identification and interpretive signs woven in where appropriate.

BASALT CREEK PARKS & RECREATION PLAN

TRAILHEAD + TRAIL DESIGN



1. Multi-use path for pedestrians and bikes separated from vehicular traffic

2. Meandering paved trail

3. New sidewalk

4. Trailhead parking lot

5. Trailhead wayfinding

6. Food cart pod

CHAPTER 5: PARKS & RECREATION CONCEPT

Central Opportunity Area

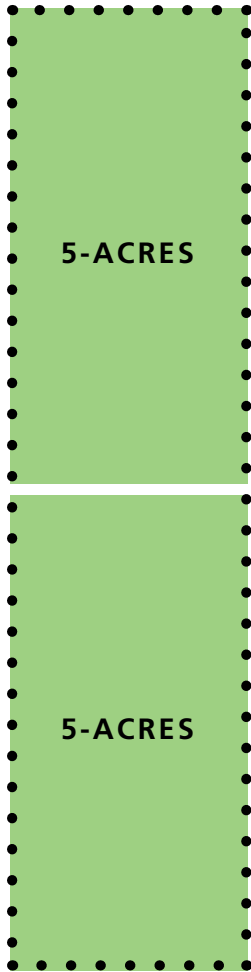
Park Concepts for Prototypical Park Site(s)

As noted in Chapter 1, a new public park was identified as a future need in both the 2018 Tualatin Parks and Recreation Plan and the 2018 Basalt Creek Comprehensive Plan. The Central Opportunity Area will be the preferred location for this future park site based on the project area site assessment and analysis, with a preference for sites on the east side of Grahams Ferry Road. The City does not own land in the Tualatin Basalt Creek planning area, however, and no specific site for a new park is identified at this time. Moving forward, the City is committed to finding a willing seller for this future land acquisition.

That said, there remains a need to plan for future capital funding needs and staffing support if and when the land acquisition piece happens. To do this, project consultants worked with the City to devise a series of prototypical park concepts that address typical site conditions, constraints, and opportunities found across the Central Opportunity Area. There are a variety of park sizes and configurations within the prototypical concepts that anticipate potential acquisition of multiple parcels.

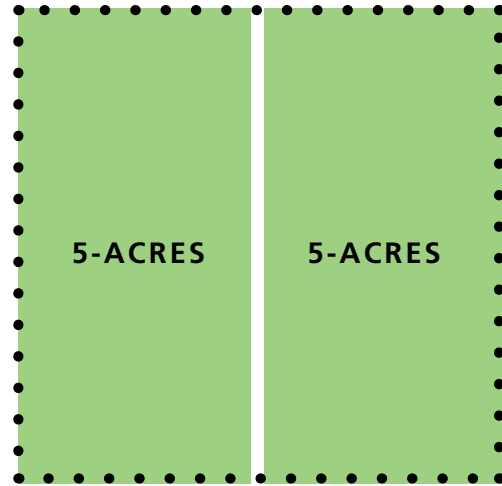
The prototypical park concepts are intended as starting points for the future design of any specific site. The park program combinations outlined in the concept designs can and should be adapted to address site conditions and reflect updated community input. Any future design will include a separate, extensive planning process where the community will be involved to refine the park design.

BASALT CREEK PARKS & RECREATION PLAN



10-ACRE LINEAR/SLOPING SITE

10-ACRE LINEAR/FLAT SITE



10-ACRE LINEAR SQUARE SITE



5-ACRE SITE

CHAPTER 5: PARKS & RECREATION CONCEPT



A large picnic shelter overlooking a flexible open space

TYPICAL 10 ACRE SITE: LINEAR/SLOPING

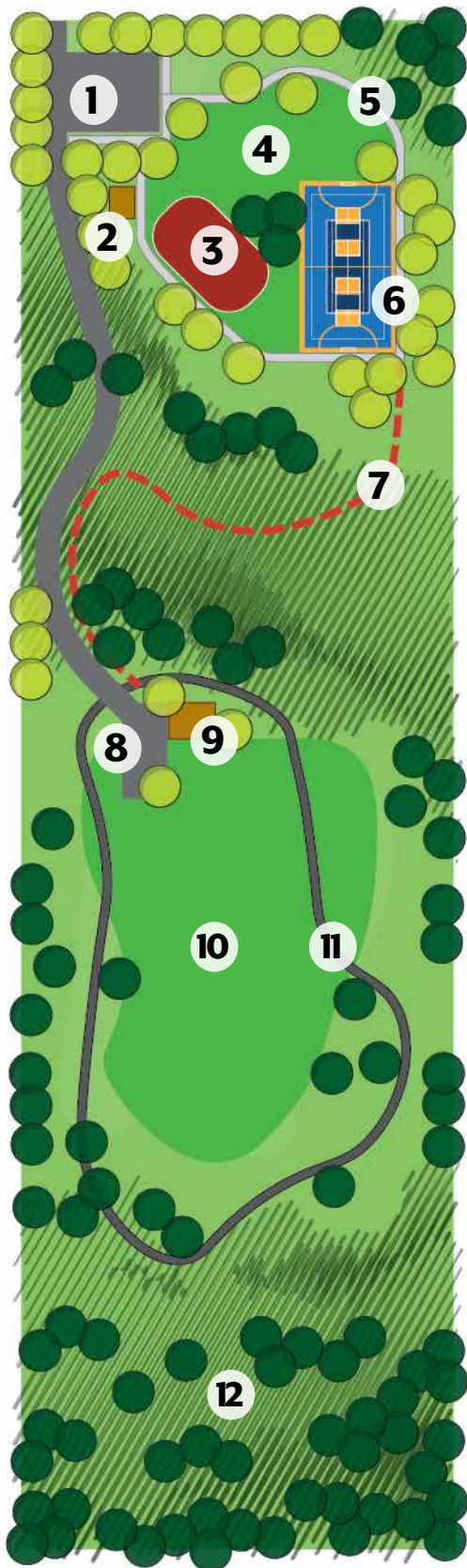
CHARACTER:

A typical sloping site has multiple flat, terraced areas divided by steeply sloping hillsides. Recreation opportunities and accessible pathways are limited to small footprints. Overall this park maintains a more naturalized character with mature trees and opportunities to restore native vegetation.

POTENTIAL DESIGN:












- Park development on the largest, flattest terrace can support multi-sport courts, field area or lawn/turf area, and a play area. A small picnic shelter or informal picnic table arrangements can enhance recreation. The area is surrounded by a small looping paved path and limited landscaping.
- The other portion of the site provides a small ADA parking lot and drop off to support accessibility.
- Recreation is limited by topography to a medium picnic shelter and an informal, flexible open space with a looping trail through natural areas.

BASALT CREEK PARKS & RECREATION PLAN



1. Parking (20 spaces)
2. Picnic Shelter (small) and Restroom
3. Play Area (medium)
4. Lawn (irrigated)
5. Paved Loop Path
6. Multi-Sport Court (Tennis/Pickleball/Futsal)
7. Trail Connection
8. Parking/Drop Off (ADA only)
9. Picnic Shelter (medium)
10. Flexible Open Space (unirrigated)
11. Trail Loop
12. Natural Area

Legend

	Tree (existing)		Path (paved)
	Tree (new)		Trail (unpaved)
	Existing Vegetation		Sports Court
	Lawn		Play Area
	Sloping Topography		Picnic Shelter
	Road/Parking		



CHAPTER 5: PARKS & RECREATION CONCEPT

TYPICAL 10 ACRE SITE: LINEAR/SLOPING



BASALT CREEK PARKS & RECREATION PLAN



1. Accessible drop off area
2. Soft surface trail
3. Medium picnic shelter
4. Outdoor futsal
5. Park restroom
6. Multi-sport court (tennis/pickleball)
7. Medium sized accessible play area
8. Loose parts nature play
9. Opportunities for environmental education

CHAPTER 5: PARKS & RECREATION CONCEPT



Youth soccer field lined with trees

TYPICAL 10 ACRE SITE: LINEAR/FLAT

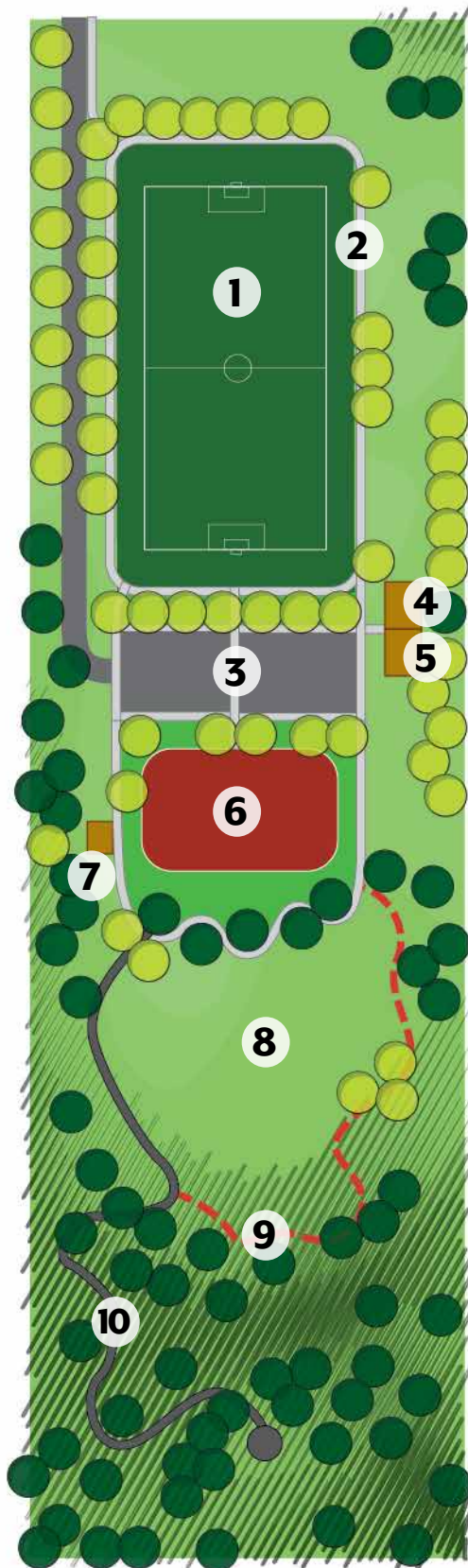
CHARACTER:

A flat site has the most potential to support larger recreation options such as a sports field. Typical parcels in this linear layout are still too constrained to accommodate larger softball or little league fields, but have the potential to support soccer or other sports. A variety of play area configurations or sports courts options could be explored. Multiple looping pathways and trails provide good opportunities for walking. Some portions of the park may be steep and heavily vegetated with limited access and challenging topography.

POTENTIAL DESIGN:

- New shade trees line a large turf youth soccer/multi-use field, providing protection from the elements and a buffer for neighbors.
- A medium and small picnic shelter provides gathering space for groups of various sizes.
- The large playground area here provides varied recreation opportunities for children ages 2-12.
- Multiple looping pathways support walking and jogging.
- The steeper portion of the site has limited access with a short out-and-back trail to an overlook or picnic tables in the existing wooded natural area.

BASALT CREEK PARKS & RECREATION PLAN



1. Youth Sports Field (soccer)
2. Paved Loop Path
3. Parking (40 spaces)
4. Picnic Shelter (medium)
5. Restroom (4 stall unisex)
6. Play Area (large)
7. Picnic Shelter (small)
8. Flexible Open Space
9. Loop Path
10. Accessible Trail to Overlook in Natural Area

Legend

	Tree (existing)		Path (paved)
	Tree (new)		Trail (unpaved)
	Existing Vegetation		Sports Field
	Lawn		Play Area
	Sloping Topography		Picnic Shelter
	Road/Parking		



CHAPTER 5: PARKS & RECREATION CONCEPT

TYPICAL 10 ACRE SITE: LINEAR/FLAT



BASALT CREEK PARKS & RECREATION PLAN



1. Youth soccer field
2. Flexible open space
3. Parking lot
4. Medium picnic shelter
5. Paved path
6. Soft surface accessible trail
7. Large play area

CHAPTER 5: PARKS & RECREATION CONCEPT



Multi-use field for a variety of drop-in activities

TYPICAL 10 ACRE SITE: SQUARE

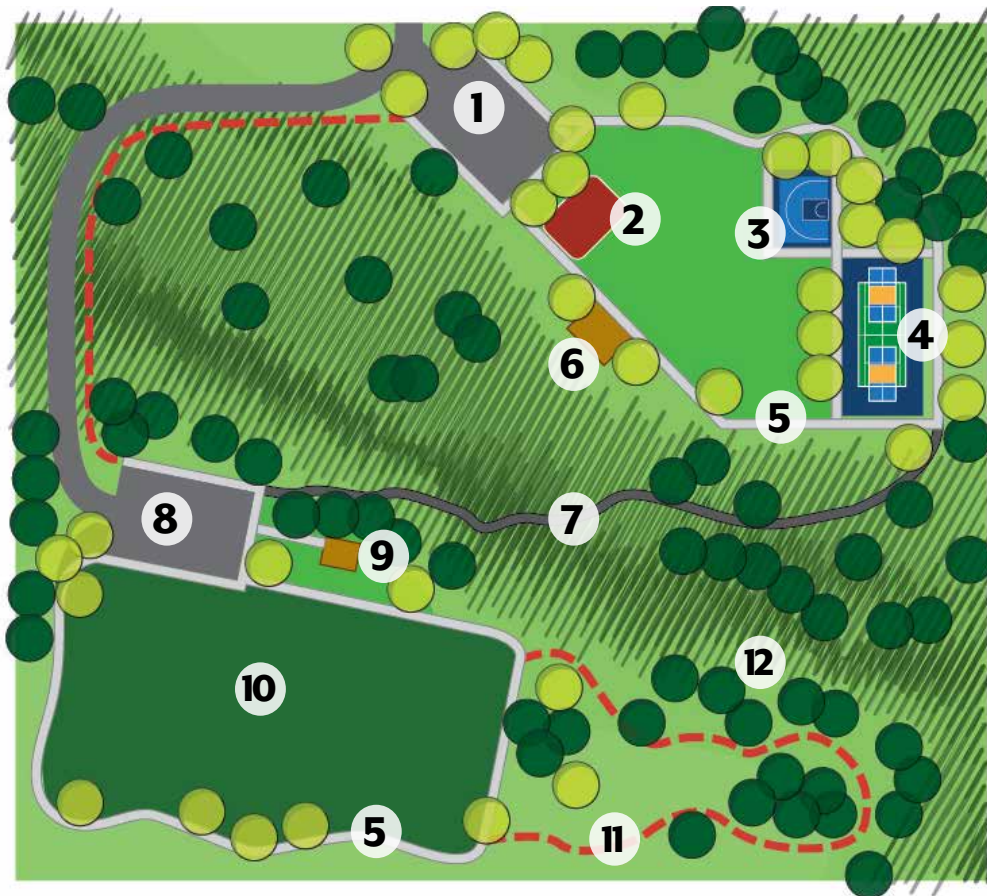
CHARACTER:

Two five-acre parcels could be combined to maximize recreation potential in a square layout, however, site conditions are still variable and developed park areas may be divided into different areas by challenging slopes. Depending on topography, more varied recreation opportunities may be possible. This site could accommodate a multi-use sports field along with half sports courts or play areas. Parking areas may be split to support different areas of activity.

POTENTIAL DESIGN:

- Park development is divided by steep slopes into two areas.
- Recreation on the upper terrace could include sport courts, a playground, and picnicking with small flexible lawn surrounded by a paved looped path.
- Recreation on the lower terrace could include a flexible sports field with looping pathways extending into the natural area, picnicking and parking.
- An accessible trail connects the two recreation areas and provides access to the sloping, forested middle section of the park.

BASALT CREEK PARKS & RECREATION PLAN



- | | |
|--|---|
| 1. Parking (10-15 spaces) | 7. Trail Connection Between Program Areas |
| 2. Play Area (small) | 8. Parking (10-15 spaces) |
| 3. Basketball Court (half) | 9. Picnic Shelter (small) |
| 4. Multi-Sport Court (Tennis/Pickleball) | 10. Multi-use field |
| 5. Paved Loop Path | 11. Soft Surface Trail Loop |
| 6. Picnic Shelter (medium) and Restroom | 12. Natural Area |

Legend

Tree (existing)	Path (paved)
Tree (new)	Trail (unpaved)
Existing Vegetation	Sports Field
Lawn	Sports Court
Sloping Topography	Play Area
Road/Parking	Picnic Shelter



CHAPTER 5: PARKS & RECREATION CONCEPT

TYPICAL 10 ACRE SITE: SQUARE



BASALT CREEK PARKS & RECREATION PLAN



- 1. Large flexible open space with looping trails
- 2. Medium picnic shelter
- 3. Small picnic shelter
- 4. Half-court basketball
- 5. Multi-sport court (tennis/pickleball)
- 6. Small playground
- 7. Soft surface trail

CHAPTER 5: PARKS & RECREATION CONCEPT



A small playground area and flexible open spaces

TYPICAL 5 ACRE SITE

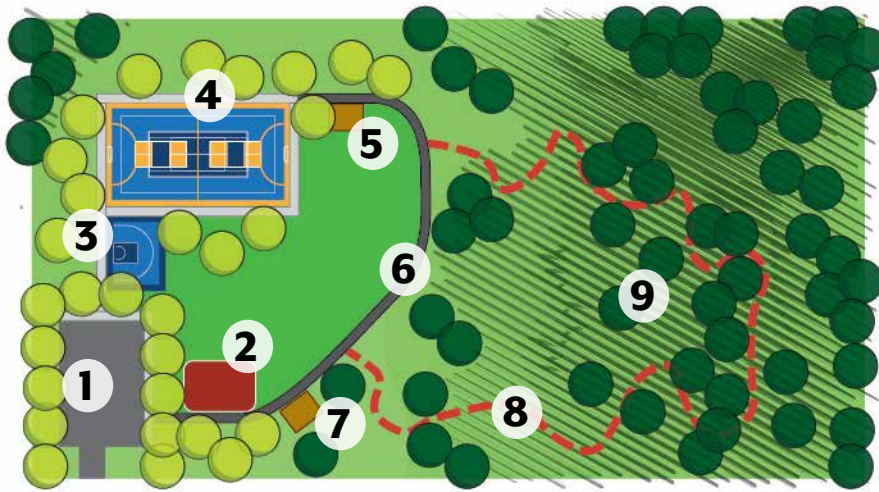
CHARACTER:

A typical fiveacre site provides recreation opportunities limited to a much smaller footprint and likely concentrated to one area of the site. Steep slopes may further limit access and recreation potential. A site this size is best suited for sports courts, small looping paths, a play area limited to one age group, and picnicking.

POTENTIAL DESIGN:












- Park development concentrated on the flat portion of the site includes a small playground that can accommodate ages 2-5 or 5-12, a half basketball court, and multi-sport court for tennis, futsal, and or pickleball. The area is surrounded by a small looping paved path and landscaping.
- A small looping trail could provide access through the steeper natural areas of the site.

BASALT CREEK PARKS & RECREATION PLAN



- | | |
|---|----------------------------|
| 1. Parking (20 spaces) | 5. Picnic Shelter (small) |
| 2. Play Area (small) | 6. Paved Loop Path |
| 3. Half Basketball Court (3 x 3) | 7. Picnic Shelter (small) |
| 4. Multi-Sport Court (Futsal/Tennis/Pickleball) | 8. Soft Surface Trail Loop |
| | 9. Natural Area |

Legend

 Tree (existing)	 Path (paved)
 Tree (new)	 Trail (unpaved)
 Existing Vegetation	 Sports Court
 Lawn	 Play Area
 Sloping Topography	 Picnic Shelter
 Road/Parking	



CHAPTER 5: PARKS & RECREATION CONCEPT

TYPICAL 5 ACRE SITE



BASALT CREEK PARKS & RECREATION PLAN



1. Medium picnic shelter
2. Small picnic shelter
3. Paved path with accessible seating
4. Soft surface trail

5. Half-court basketball
6. Multi-sport court (tennis/pickleball)
7. Group swing at small playground
8. Group picnicking

CHAPTER 5: PARKS & RECREATION CONCEPT

East Opportunity Area



East Opportunity Area parks and recreation facilities are characterized by developer-provided parks and recreation programs constructed as part of single and multi-family developments currently proposed along Boones Ferry Road. Based on where the projects currently are at in the development approval process, they are anticipated to be the first parks and recreation features constructed in the Tualatin Basalt Creek planning area. Once constructed, the parks will be maintained and managed by the on-

site home owners organizations (HOA). These HOA parks facilities are intended for subdivision or housing complex members and not intended for the general public. The planted stormwater facilities will be maintained by the City of Tualatin. The City can provide input on the design of these features so that they meet City development standards. Stormwater features can include passive recreation features within the facility footprint to expand the range of recreation opportunities on the east side.

BASALT CREEK PARKS & RECREATION PLAN

AUTUMN SUNRISE PARK SITE

The two proposed residential projects include Autumn Sunrise, a 400-unit single-family phased development, and the Community Partners for Affordable Housing (CPAH) Plambeck Gardens project, which will provide 116 units of much needed affordable multi-family housing in Tualatin. Autumn Sunrise and Plambeck Gardens each provide a range of parks and recreation facilities and features for their residents. The Basalt Creek Parks and Recreation Plan supplements these proposals with additional details about their program and site design in an effort to enhance the parks and recreation experience for East area residents and to help them better reflect the character of similar Tualatin park and stormwater facilities.

Autumn Sunrise Park Site

This 0.65-acre neighborhood park is centrally located within the Autumn Sunrise development. The developer's initial concept includes space for a gazebo-type shelter and footprint for a sport court. Given its central location and that this is the only dedicated neighborhood park space in Autumn Sunrise, it is likely to be highly utilized and will need to address a wide variety of community needs in the small space allocated. Ensuring that the park design best reflects the opportunities and constraints of its context will be important, as well. Decisions around the type of sport court will need to consider sound impacts. A play feature, shade trees, custom planting, picnic/

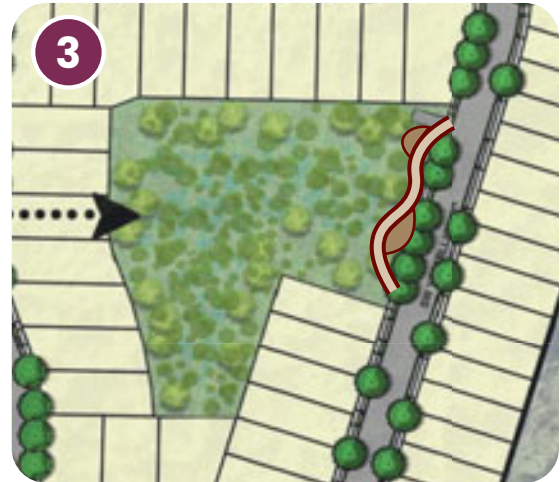
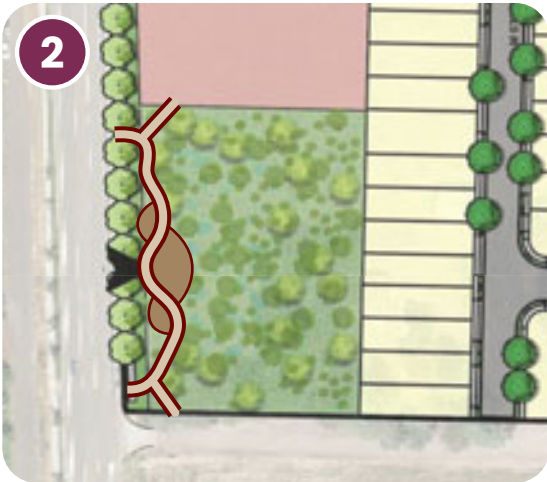


seating areas, book share kiosk and dog waste station may be considered.

Two smaller open space areas (one 0.22 acres, the other 0.40 acres) are located at the development perimeter near Horizon High School and the water reservoirs. The developer vision for areas includes picnic benches, trees, and other plantings.

CHAPTER 5: PARKS & RECREATION CONCEPT

AUTUMN SUNRISE STORMWATER FACILITIES



Autumn Sunrise Stormwater Facilities

The development features two stormwater facilities, one located at the corner of Boones Ferry Road and Greenhill Lane (#2 above), the other located within the development on the north end (#3 above). The facilities also provide sound mitigation from Boones Ferry Road and buffers between residences.

Each facility is approximately 1.3 acres in size. The facilities are sized to address onsite stormwater generation with room available for some perimeter enhancements that may include passive recreation amenities such as a meander sidewalk, decorative fencing, benches, trash receptacles, dog waste station, and bollards at maintenance access

points. The stormwater facilities shall include native plantings based on site conditions.

With the proposed enhancements, these stormwater facilities expand the parks and recreation experience on the east side by providing opportunities for bird watching, pollinator habitat establishment, and quiet, contemplative space within Autumn Sunrise.



BASALT CREEK PARKS & RECREATION PLAN

PLAMBECK GARDENS OPEN SPACE

4



Plambeck Gardens Open Space

Plan drawings for the proposed Plambeck Gardens site include open space designed within a central quad-style area with residential units surrounding. The range of proposed features include a grass play field, one sport court, two play areas (for different age groups), hardscape walkways, two small picnic shelters with tables, and two stormwater planters along Boones Ferry Road. A fenced community garden space provides opportunity for residents to cultivate their own food, demonstrating the community building potential of the project. All features at Plambeck Gardens are designed to serve residents of the 116-unit multi-family affordable housing development.





6

Implementation



BASALT CREEK PARKS & RECREATION PLAN

Implementation

Introduction

Parks, natural areas, trails and opportunities to recreate, play, celebrate culture, and connect with friends, coworkers and neighbors are critical to creating healthy communities with a high quality of life. Tualatin's newest residents in Basalt Creek should be provided equitable access to park spaces and amenities like any other part of the city, requiring a combination of implementation actions including (but not limited to) land acquisition, planning, and parks and trails development.

Moving forward, the city will pursue land acquisitions in the Basalt Creek planning area that offer the greatest connectivity and the highest value to the community, while simultaneously helping the city achieve its system-wide park goals. Once land is acquired, efforts will shift toward more detailed planning, public engagement, design, and eventual construction of parks and trails.

This chapter addresses implementation, including land acquisition costs; park development costs for Basalt Creek's three opportunity areas; operating costs, staffing needs and considerations; and an action plan focused on a 15-year time frame outlining major tasks and activities needed to fulfill the parks vision in Basalt Creek.

Land Acquisition Costs

The city will need to acquire land for future parks and trails in the Tualatin Basalt Creek planning area, a significant task to accomplish in the short-term. Cost estimating for this has been in the works for several years, understanding the large investment this project represents; the following table summarizes previous cost estimating efforts.

CHAPTER 6: IMPLEMENTATION

TABLE 3: LAND ACQUISITION ESTIMATES

2018 Tualatin Parks & Recreation Plan Acquisition Estimates for Basalt Creek Park (P3) (2018 dollars)	
Acreage	20
Type	Community Park
Parkland Acquisition and Easements	\$5,000,000
Cost Per Acre	\$250,000
2021 Tualatin Basalt Creek Parks & Recreation Plan Land Acquisition Estimates (2021 dollars)	
Acreage	15-20 total
Type	Large neighborhood park
Parkland Acquisition and Easements (up to 20 acres)	Range: \$5,220,000 - \$6,000,000
Trails Cost (1.78 acres)	\$535,000
West Opportunity Area Cost (1 acre)	\$300,000
Central Opportunity Area Cost (10-15 acres)	\$3,000,000 - \$4,500,000
East Opportunity Area Cost (0 acres)	\$0
Cost Per Acre	\$260,000 - \$300,000

Land acquisition costs in 2021 are in general alignment with previous estimates accounting for inflation, the 2021 market area study, and a limited number of current real estate comparables in the Basalt Creek area. A factor that remains somewhat uncertain is the continued upward trend of the real estate market in recent years. The ongoing and forecasted strong market demand for both residential and industrial lands in the region suggests that prices will continue to rise, and likely at a rate that exceeds inflation.

With this understanding, the estimated costs for site acquisition may range from \$260,000 and \$300,000 per acre in 2021 dollars. The actual acquisition price for any site will vary and will

be determined by an array of factors including site conditions, topographical opportunities and constraints, ease of access, presence of natural features, and updated real estate comparables, among others. This figure reflects land needed for both park and trail land acquisition in the West and Central Opportunity Areas (see details in Chapter 5). Land for parks and on-street trails in the East Opportunity Area are part of the proposed residential developments currently underway.

BASALT CREEK PARKS & RECREATION PLAN**LAND USE/ZONE CHANGE
PROCESS**

The City's land acquisition effort will likely result in a need to request a zone change from Manufacturing to Institutional. This use permits development of parks and open spaces, greenways and natural areas. The process for the land use/zone change is as follows:

1. Planning staff report with findings to justify and support the proposed land use change
2. Planning Commission recommendation to Council
3. Council consideration and approval
4. Notice to affected agencies (Metro and State) and property owners within 1,000ft for review and comments
5. Appeal (if any) to Land Use Board of Appeals (LUBA)

Given the City's focus on identifying sites for the future park that are also unsuitable/not ideal for manufacturing development, the city is optimistic that the land use change will not present any conflict with City, Metro, County or other goals. The proposed acreage for the park site is relatively small, and Basalt Creek is not included in Metro's regionally significant industrial lands. A park also has potential to provide a physical buffer between residential uses and manufacturing, which may improve neighbors' satisfaction and safety and potentially increase land values.

CHAPTER 6: IMPLEMENTATION

Site Development Costs

This plan provides order of magnitude construction costs for a range of 10-acre park types¹ in the Central Opportunity Area with connecting trails and easements throughout the project area, including a trailhead in the West Opportunity Area.

Proposed enhancements to the parks and recreation features in the East Opportunity Area will be negotiated between the city and developers, so no estimate of site development costs for those park features are included. An exception to this is a lump sum allowance for nature play elements to possibly be designed and constructed within the Autumn Sunrise stormwater facility along Boones Ferry Road, which may be available for public use and not reserved or prioritized for residents living in any specific development.

Site development costs were previously outlined in the 2018 Tualatin Parks & Recreation Plan and are used as a starting point for updating those costs to reflect 2021 costs. A summary of those estimates is on the following page.

Differences in both acquisition and land development costs between 2018 and 2021 reflect a change in anticipated size and type of proposed park for the Central Opportunity Area. In 2018, the park was proposed to be a 20-acre community style park. During the planning process in 2021, it was concluded that a large, neighborhood park type was more compatible with the Basalt Creek planning area than a community park. Park design concepts and estimates reflect that change.

Another factor to consider as it relates to forecasted development costs for all land in the Basalt Creek planning area is the absence of existing utilities, with the exception of electricity. For this reason, site development costs overall will demand a significant outlay for sanitary sewer, potable water, storm, etc. The absence of these utilities is a significant construction factor that can increase the estimated site development costs presented in this plan.

See Appendix B: Cost Estimate Detail for more information.

¹ Cost estimating in Chapter 6 uses a 10-acre option. A 5-acre park concept is also included in Chapter 5 to show options for a smaller park or as an add-on to create a 15-acre park.

BASALT CREEK PARKS & RECREATION PLAN

TABLE 4: PARK DEVELOPMENT COSTS SUMMARY

2018 Tualatin Parks & Recreation Plan Estimate of Development Costs, (Appendix D, Table D-2, page D-8)		
Park Type	Large Neighborhood Park (2018 dollars)	Large Neighborhood Park (2021 dollars)
Site Development (per acre)	\$500,000	\$554,000
2018 Tualatin Parks & Recreation Plan Improvement Costs for Basalt Creek Park (P3) (Appendix D, page D-6)		
	(2018 dollars)	(2021 dollars)
Improvement Costs	\$12,110,000	\$13,159,000
2021 Tualatin Basalt Creek Parks & Recreation Plan Summary of Development Costs (2021 dollars)		
Acreage	15-20 total	
Trails (excludes parks)	\$3,124,000	
West Opportunity Area	\$775,000	
Central Opportunity Area	\$6,675,000	
East Opportunity Area	\$455,000	
TOTAL	\$11,029,000	
Development cost per acre	\$551,500-\$735,300	

CHAPTER 6: IMPLEMENTATION

Operating Costs and Staffing Needs and Considerations

Developing new parks and trails will create an ongoing need for maintenance, operations, management and programming.

- Maintenance includes routine site care, preventative maintenance, and ongoing asset management (the repair and replacement of old and worn amenities, facilities, and plantings). Maintenance also includes the routine site monitoring and inspections, such as Certified Playground Safety Inspections.
- Operations includes facility rentals and reservations, sports field scheduling (if applicable), permitting (for allowable uses) and support functions.
- Management includes community engagement and coordination with potential volunteers, friends groups, or nearby neighbors and businesses. Management also includes tasks such as natural resource studies and inventories.
- Programming includes the provision of organized recreation events and activities, either hosted or facilitated the City.

For this plan, assumptions for park operations include:

- Parks and trails, and recreation resources at stormwater facilities within the East Opportunity Area will be maintained, operated and programmed by a Homeowners Association (HOA). Once constructed, the stormwater facilities become public (the City receives stormwater tracts in the subdivision) and the City takes over their maintenance.
- Operations, management and programming tasks for the Central and West Opportunity Areas are anticipated to be addressed by existing City staff as part of citywide Parks & Recreation Department operations. These tasks are anticipated to require less than 0.25 FTE of ongoing staff time.
- If park development includes a plaza with event space that the City would like to activate with regular bi-weekly or monthly programs for business employees, neighbors, and visitors, the City should consider either addition of city staff/resources or establishing an agreement with a developer/business-coordinated organizer or concessionaire. The operations costs in this plan do not account for this option, and additional staffing and resources will be needed.
- The majority of operations costs and staffing are triggered by maintenance needs defined on the following page.

BASALT CREEK PARKS & RECREATION PLAN

The 2018 Parks & Recreation Master Plan calculated separate per-acre costs for maintenance and asset replacement by park classification. Inflated for 2021 prices (based on general estimates using the CPI Inflation Calculator), these are presented in the table below. Based on park and trail maintenance alone, approximately \$115,000 (or 1.5 – 2 FTE’s) will be needed annually for maintenance. The City should also anticipate setting aside nearly \$110,000

in additional funds each year for ongoing asset management. Typically, these will not be needed until 10–15 years after park development, given the average lifecycle of park amenities and facilities.

TABLE 5: MAINTENANCE ESTIMATES

Anticipated Maintenance Costs and Staffing for Basalt Creek Parks and Trails					
Type of Site	Acres	2021 Maintenance Cost Per Acre	Total Maintenance Cost	2021 Asset Replacement Cost Per Acre	Added Asset Management (Replacement) Allowance ¹
Park	10	\$8,300 ²	\$83,000	\$7,000	\$70,000
Trailhead	1	\$6,650 ³	\$6,650	\$7,000	\$7,000
Trail Corridor/ Greenway	7.5	\$3,350 ⁴	\$25,125	\$4,150	\$31,125
Stormwater Facility	TBD	\$1,500 ⁵	TBD	TBD	-
TOTAL	18.5		\$114,775		\$108,125

1 This reflects an estimated annual allowance of funds that the City should set aside to have funds on hand for the renovation or replacement of facilities at their end of their life cycle. It is estimated to cover capital and operations costs for asset management.

2 Assumes enhanced maintenance of a large neighborhood park that provides a mix of developed and natural resources

3 Assumes standard maintenance of a special use site.

4 Assumes standard maintenance of a greenway or shared use path.

5 Assumes standard maintenance of a natural area.

CHAPTER 6: IMPLEMENTATION

Action Plan

The tasks identified below define a general implementation strategy for acquiring, designing, developing and activating parks, recreation facilities and trails in Basalt Creek. A general timeline for carrying out these tasks is noted.

1. Coordination/Funding

Coordinate with other City Departments, developers, potential partners, and stakeholders to align tasks, project resources, and support for implementation.

- 1a. Coordinate with other City Departments, developers, potential partners, and stakeholders to align tasks, project resources, and support for implementation.
- 1b. Use the information in this plan to write and submit applications for regional and statewide grants to potentially support park acquisition, parks and trail development, and/or the addition of specific amenities/facilities in Basalt Creek. Include documentation on how this development will address community equity and diversity goals. These grants are limited in availability.
- 1c. Continue coordinating with developers to ensure parks and greenspace in the East Opportunity Area meet City standards for neighborhood parks. Assure development code standards for routine and preventative maintenance, irrigation, asset management, and capital replacement of amenities, facilities and landscape plantings for parks, trails, and greenspace, including stormwater areas.
- 1d. Identify the timing to pursue a bond measure to support site acquisition and development. Knowing the Basalt Creek park projects are primarily neighborhood-serving (and not a benefit to the entire community), discuss with City leaders options for a broader bond measure. Determine the right rate and mix of citywide park and trail projects—potentially along with other city projects—to solicit voter support. Before putting this on a ballot, conduct a random-sample survey to test voter support of potential bond rates and language, using this information to refine the funding request.
- 1e. Continue to coordinate with Metro on regional trail plan implementation to ensure connections and coordination with the Basalt Creek trail system.
- 1f. Work with partners such as Metro to document natural systems and features in the project area.

BASALT CREEK PARKS & RECREATION PLAN

- 1g. Coordinate with Engineering and Planning divisions (in Community Development) and the Street/Sewer/Storm division (in Public Works) to integrate proposed on- and off-street bike lanes, routes, and paths into street plans and construction documents. Consider additional safety elements as part of the Division's Safe Access to Schools and Parks Program, such as signalized or marked cross-walks to parks when parks sites and trail alignments and routes are identified.
- 1h. Coordination, timing, and sequencing of implementation of this plan with Engineering and the City's Stormwater Master Plan.
 - 1i. Once target sites are acquired, follow City naming protocols to identify site names to use in public information and publicity materials.
 - 1j. Continue to foster local support for park construction by periodically updating the project website and maintaining a stakeholder and neighbor contact list to keep residents and potential business apprised of the ongoing process.
- 1k. Coordinate with the landowners and managers of utility corridors to gauge long-term options and restrictions for trail development.
- 1l. During the master planning/construction planning for parks, trail corridors, and relevant street rights-of-way, follow City protocols for engaging residents in vetting any design alternatives.
- 1m. Convene a trails working group comprised of Basalt Creek neighbors, TPARK, and other members to advise and coordinate on planning and considerations for future trails in the planning area.

2. Acquisition

Acquire parkland and trails corridors in Basalt Creek through easements, donations, outright purchase, or other acquisition mechanisms.

- 2a. Based on available funding, identify parcels that can be acquired now and held in reserve for later development.
- 2b. Monitor the acquisition process to identify the timing when funding from System Development Charges (SDC) will be available to support site acquisition and development.
- 2c. Continue to monitor sites with historic and local significance in the Basalt Creek Area in case these become available.
- 2d. Acquire sites as willing seller or other opportunities arise.

CHAPTER 6: IMPLEMENTATION

3. Design, Development and Construction

Provide quality parks and trails through design, development and construction.

- 3a. Develop recreation amenities in stormwater areas in the East Opportunity Area as residential development moves forward. Create an access path from the Autumn Sunrise development to Horizon High School.
- 3b. When properties are acquired in the Central and West Opportunity Areas, create site specific master plans and construction documents to ensure that these sites reflect the goals, objectives and guidelines of the City's Parks & Recreation Master Plan.
- 3c. Involve maintenance staff in site planning to incorporate maintenance efficiencies and ensure long-term site functionality, sustainability, and stewardship.
- 3d. Involve the community in site master planning to ensure local needs are met.
- 3e. Ensure that site development reflects the heritage, character, and environment by identifying a design theme and adding or incorporating historic and cultural resources, public art, innovative features, diverse landscaping, varied color palettes, and amenities and furnishings to support social gatherings and user comfort.
- 3f. Invite developers and businesses at this time to consider the potential sponsorship, naming, donations, adoption, or investment in parks and trails to provide a higher quality of development.

BASALT CREEK PARKS & RECREATION PLAN**4. Maintenance, Operations, and Activation**

Ensure the long term function and vibrancy of Basalt Creek parks and trails through effective maintenance and operations.

- 4a. Reach out to the Autumn Sunrise Homeowners Association to ensure that maintenance staff have been successfully contracted for the caretaking of parks, facilities and greenspace in that subdivision.
- 4b. Hire additional City maintenance staff support as new sites are brought online. Identify task frequencies and maintenance management strategies, recognizing that site use may fluctuate when parks and trails are first opened and as new residences and businesses area developed.
- 4c. Plan a park opening celebration for the the Central neighborhood park to foster community connections to these sites.
- 4d. Query nearby neighbors and new businesses regarding interests to create a Friends of Basalt Creek Parks group or individual/teams/business involvement in an adopt-a-park or trail program.
- 4e. In the first two years of opening, host a minimum of 3-4 community events in Basalt Creek parks and trails. Consider opportunities such as movies in the park, socials, nature program, interpretive walk, Farmer's Market, a Mayor's trail ride, a sanctioned fitness walk or race, a treasure hunt, food truck events, etc., to foster community connections to these new sites and facilities. Target at least one event to business employees.

CHAPTER 6: IMPLEMENTATION

Short, medium, and long-term actions are outlined to realize the 15-year vision of this parks and recreation plan.¹ Immediate actions are understood to need attention in 1-2 years; short-term actions are understood to be in the 2- 5-year time frame; medium-term 6-10 years, and long-term-11+ years.

While implementation strategies noted above are anticipated to occur within a 15-year timeline, City staff will continue to refine this timeline as part of their annual budgeting and work plan development processes. The actual timelines for implementation will reflect changing residential, light industrial, street and utility development plans that will drive the funding, infrastructure/utilities development, and demand for parks and trails in Basalt Creek.

¹ The 15-year vision for the Basalt Creek Parks and Recreation Plan roughly aligns with the 20-year vision for the City's park system established in 2018. Towards the end of their respective plan cycles, it will be necessary to update and assess what has been accomplished, what remains to be done, as well as new projects that will fully realize the vision for parks and recreation across Tualatin.

TABLE 6: IMPLEMENTATION TIMELINE

Parks and Trails Implementation Strategy and Anticipated Timeline				
Strategy	Immediate-term (1-2 years)	Short-term (2-5 years)	Medium-term (6-10 years)	Long-term (11+ years)
Coordination and Funding: Coordinate with other City Departments, developers, potential partners, and stakeholders to align tasks, project resources, and support for implementation.	x	x	x	x
Acquisition: Acquire parkland and trails corridors in Basalt Creek through easements, donations, outright purchase, or other acquisition mechanisms	x	x	x	
Design, Development and Construction: Provide quality parks and trails through design, development and construction.		x (East Opportunity Area)	x	x
Maintenance, Operations, and Activation: Ensure the long term function and vibrancy of Basalt Creek parks and trails through effective maintenance and operations.		x (East Opportunity Area)		x

BASALT CREEK PARKS & RECREATION PLAN

Land Acquisition Toolbox

Studies completed for this plan confirm demand for land is high, whether residential or manufacturing. Market conditions are amplified given little vacant land exists near I-5. Given the competitive environment, the city should consider a wide range of funding mechanisms, land acquisition tools and incentives that are beneficial to both willing sellers and buyer. This section outlines a range of tools and incentives that may be considered.

FUNDING MECHANISMS

BONDS

A general obligation bonds is a type of municipal bond that is guaranteed by the credit and taxing ability of the issuing jurisdiction. The city may want to explore the potential to go out with a parks bond. Before, during, and after a bond is sought, it is important to cultivate a high degree of community understanding and buy in for bonds funded by tax revenues. Typically, bonding is a citywide effort involving multiple agencies to demonstrate need, priority, and support for the initiative.

GRANTS

Grant funding for parks and open space development, including land acquisition, is funded through public or private entities, and can be tied to specific development or programming initiatives. Grants to develop newly acquired land into a new parks are available, too.

Examples of some grants available include:

[Metro's parks and nature bond](#) distributes Metro bond dollars to greater Portland's 27 park providers so they can build projects that serve their local communities. This program emphasizes the need to connect with communities of color and other communities that have historically been left out of engagement and decision-making processes. The Basalt Creek planning area, historically part of unincorporated Washington County, has only recently been included in planning projects and other conversations related to its future as part of Tualatin.

[Oregon State Parks Local Government Grant Program](#) (LGGP) provides a maximum \$750,000 award for park development; \$1 million for land acquisition. Grants have 50% matching requirements for cities with population over 25,000.

CHAPTER 6: IMPLEMENTATION

TABLE 7: FUNDING SOURCES

Summary of Funding Sources for Park Acquisition and Development Costs		
Source	Currently Used?	Restrictions on Use
Property taxes	Yes	
Parks System Development Charges	Yes	Capacity enhancement projects
Transient Lodging Tax	Yes	70% for tourism related projects
General Obligation Bond	Yes	
Public Agency Grants	Yes	Specified by grant
Philanthropic Grants	Yes	Specified by grant
Donations	Yes	May be specified by donor

Acquisition Incentives and Tools

A range of incentives and tools may be considered by the city to acquire land in the Tualatin Basalt Creek planning area. They include:

FEE ACQUISITION

The most traditional means to acquire land is through a fee acquisition with a willing seller. Owners are under no obligation to sell to the city. The City and the seller will negotiate a fair market purchase price based on the condition of the property and its proposed land use like any other real estate transaction. A fee simple acquisition of property or land—whether a purchase or donation—transfers absolute ownership of the property, including the property’s title from a landowner (seller) to a purchaser (City). Once a landowner grants the sale of land, the original landowner (seller) generally retains no ownership rights over the property and

gives up all rights to control, exclude, or derive income from the property. Fee acquisitions provide the City control over the management of the properties’ resources and provide the greatest flexibility for future use and decision-making.

PURCHASE OPTIONS

With a purchase option agreement, the City pays the seller a set fee for the exclusive right to purchase the property within a specified term, typically up to a year but it can be longer. The buyer and seller might agree to a purchase price upon execution of the agreement, or the buyer can agree to pay market value at the time their option is exercised. For the City, locking in a price would provide a degree of certainty that makes the purchase easier to plan for in the short term and provides a definable period (example: 12–18 months) to line up funding needed for closing. This kind of agreement does not obligate the City

BASALT CREEK PARKS & RECREATION PLAN

to exercise their option to purchase, but it does obligate the seller to allow the buyer to purchase within the terms of the contract.

Many of the current property owners in Basalt Creek have owned their land for decades and likely have a low carrying cost due to a low basis and farm tax deferral. As a result, they may be open to a longer-term option agreement which would provide more time to find a new property they'd like to invest in to avoid capital gains and use other tax advantages.

RIGHTS OF FIRST OFFER

A Right of First Purchase guarantees the City a future opportunity to acquire a property before it is sold to someone else. It can be a Right of First Offer, a Right of First Negotiation, a Right of First Refusal, or a combination of all three.

PURCHASE VIA SURPLUS PUBLIC LAND PROGRAMS

The city should consider exploring purchase of surplus public lands through programs that give preference to public municipalities or other jurisdictions. Publicly owned land, while a small component of the Tualatin Basalt Creek planning area, can provide added acreage to other proposed park sites or trailheads. Washington County participates in such a program.

EASEMENTS

An easement is a “nonpossessory” property interest that allows the holder of the easement to have a right of way or use property that they do not own or possess. Easements are one of the more widely used tools for improving public access to parks and open spaces and land conservation. They can be purchased or donated. Easements allow the owner of the property to continue to own their land while granting legal authority to the city to access, maintain and improve it.

LEGACY NAMING OPPORTUNITY

Major gifts or land transactions that significantly enhance Tualatin’s park system may warrant consideration being given to a legacy naming opportunity for the donor/seller. This opportunity would allow a family or individual’s name to be prominently associated with land used to develop a future park or trail corridor in Tualatin Basalt Creek. Legacy naming can keep the local history of Basalt Creek tied to a particular site, enhancing the area’s character and site understanding.





Appendix A

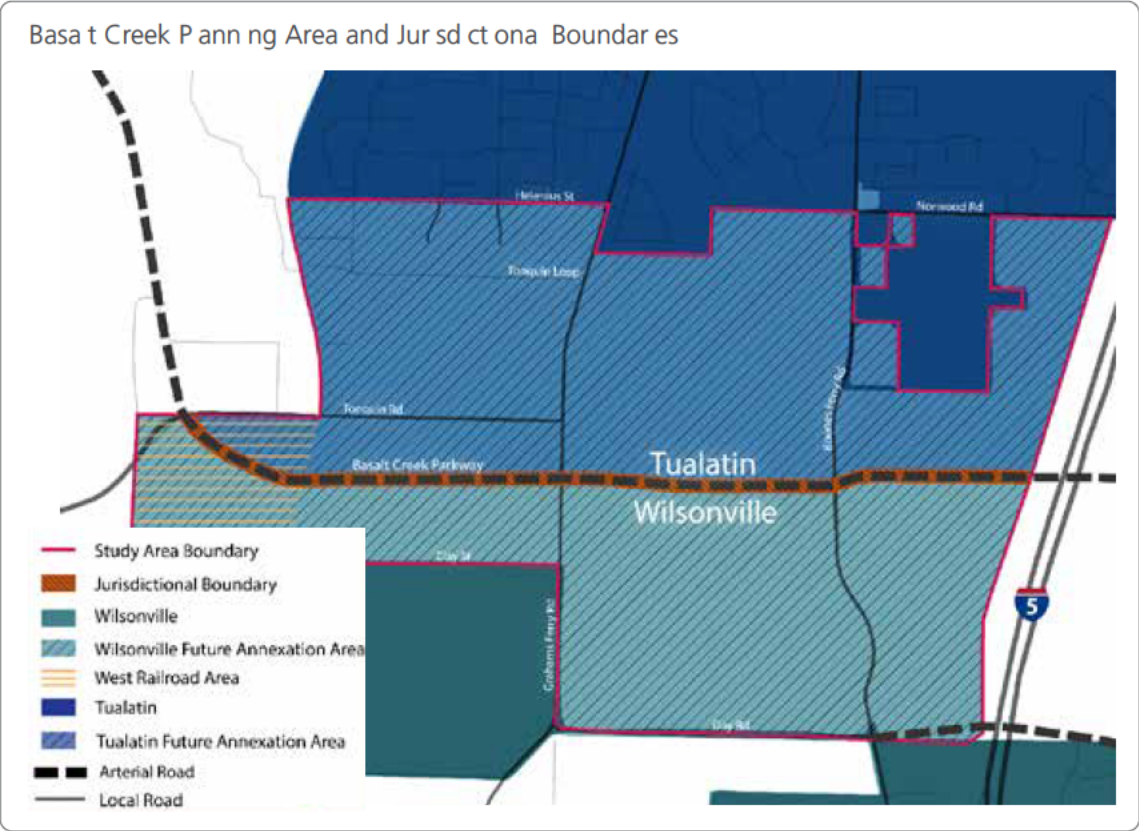
COMMUNITY ENGAGEMENT

CITY OF TUALATIN

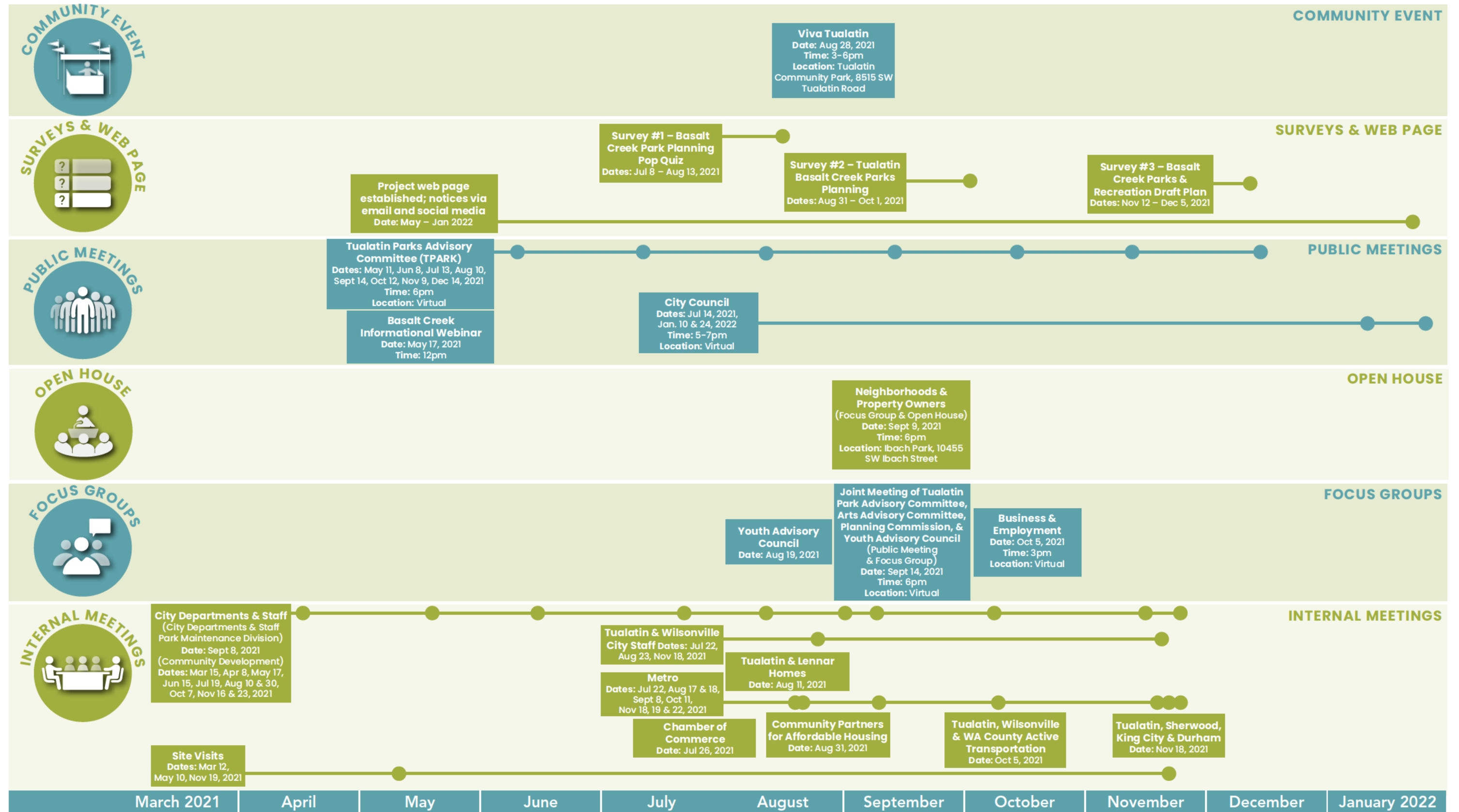
Basalt Creek

PARKS & RECREATION PLAN

APPENDIX A: COMMUNITY ENGAGEMENT



Community Engagement Activities Summary and Timeline | March 2021 – January 2022



APPENDIX A: COMMUNITY ENGAGEMENT



**Community
Engagement Materials**
Dates: Aug - Oct 2021
*Used for various
community, stakeholder
and public meetings*

Viva Tualatin
Date: Aug 28, 2021
Time: 3-6pm
Location:
Tualatin Community Park,
8515 SW Tualatin Road



Scan this QR code with your smartphone to go to the project website.
Escanee este código QR con su teléfono inteligente para ir al sitio web del proyecto.



WELCOME BIENVENIDOS

About Basalt Creek

- Metro added Basalt Creek to the urban growth boundary
- This area will become part of Tualatin through voluntary annexation
- Wilsonville will also expand along its northern boundary
- With community input, both cities have created a plan for future expansion, including new park resources

The exciting process of planning for parks and recreation in Basalt Creek kicked off in the spring of 2021!

What is currently underway?

- Identify potential future park and trail concepts
- Project web page with FAQs, schedule, and engagement opportunities
- Potential residential on east side
- Affordable housing development concept

Acerca de Basalt Creek

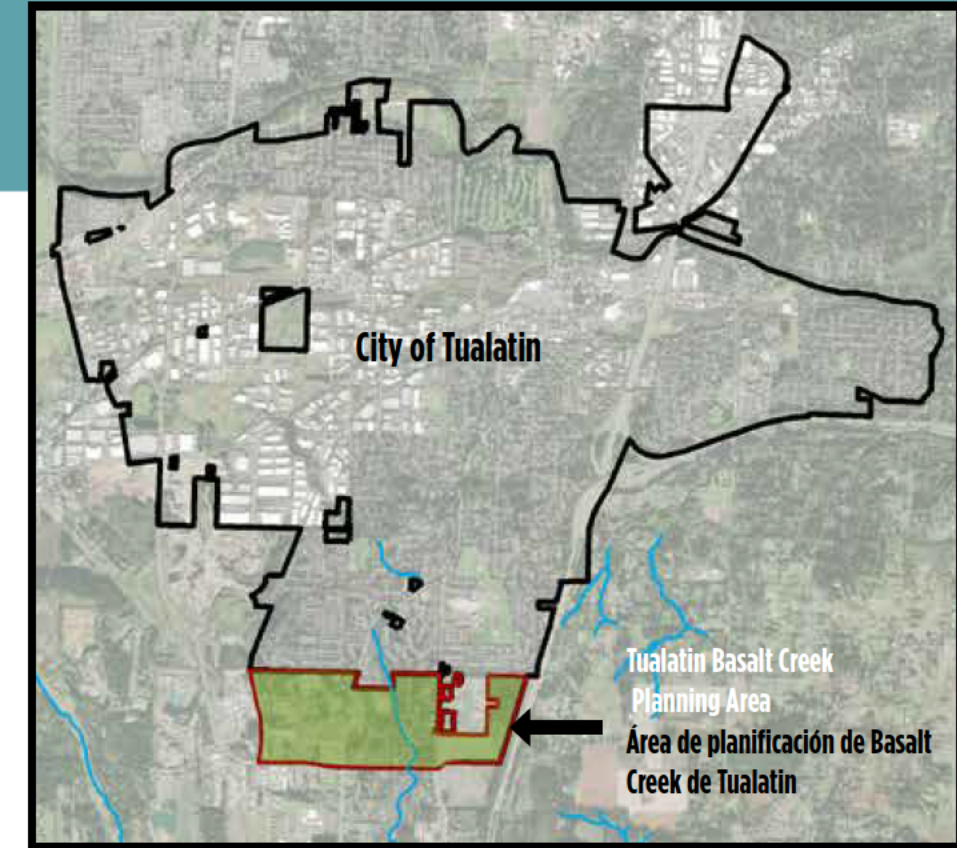
- Metro agregó Basalt Creek al límite de crecimiento urbano
- Esta área pasará a formar parte de Tualatin a través de la anexión voluntaria
- Wilsonville también se expandirá a lo largo de su límite norte
- Con la opinión de la comunidad, ambas ciudades han creado un plan para la expansión futura, que incluye nuevos recursos del parque

¡El emocionante proceso de planificación de parques y recreación en Basalt Creek comenzó en la primavera de 2021!

¿Qué está actualmente en marcha?

- Identificar posibles conceptos futuros de parques y senderos
- Una página web del proyecto con preguntas frecuentes, programación y oportunidades de participación
- Área potencial residencial en el lado este
- Concepto de desarrollo de vivienda asequible

Location map Mapa del lugar



Project Schedule Calendario del proyecto



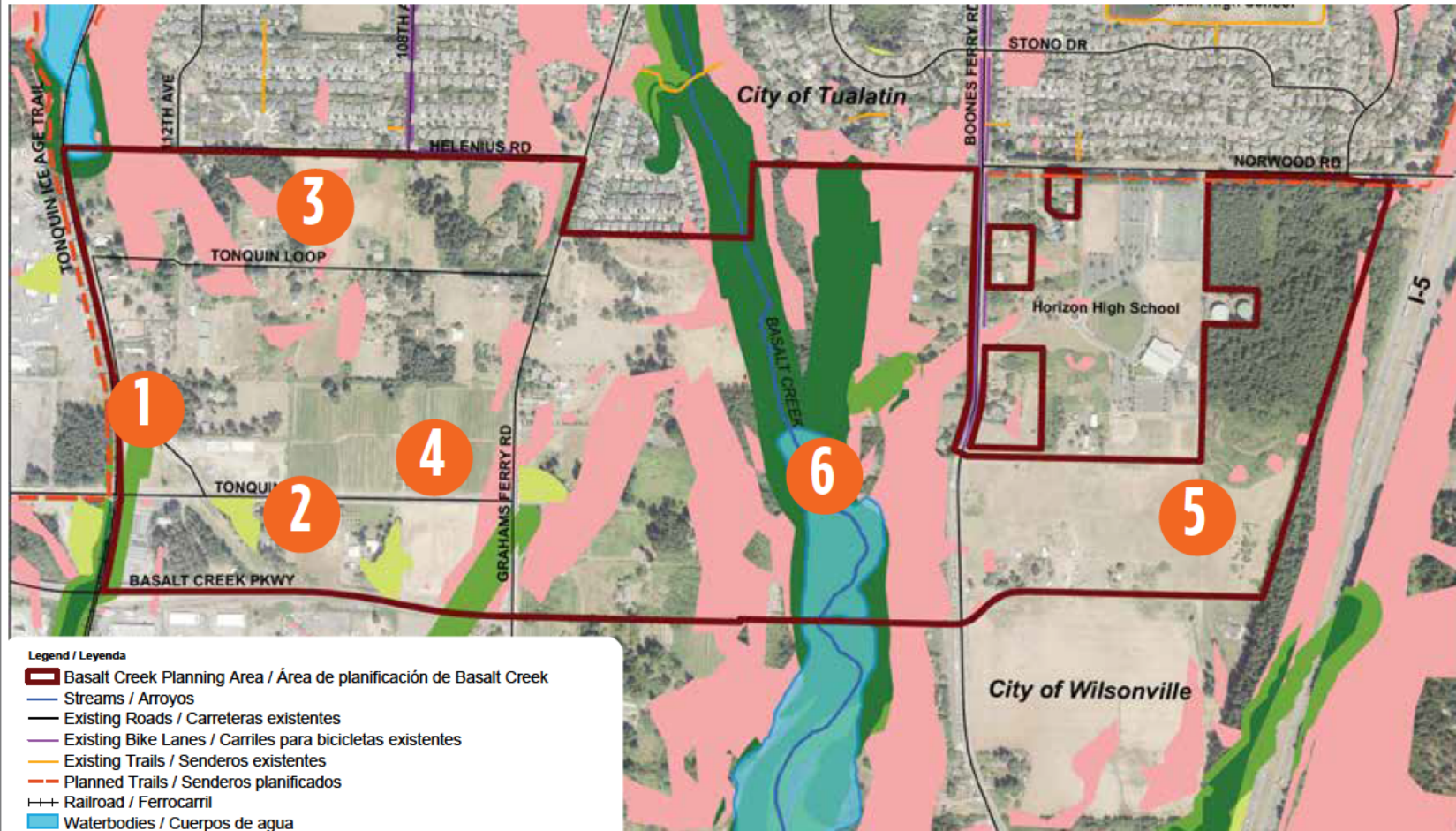


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AREA MAP & EXISTING SITE PHOTOS

MAPA DEL ÁREA Y FOTOS DEL SITIO ACTUAL



- Legend / Leyenda**
- Basalt Creek Planning Area / Área de planificación de Basalt Creek
 - Streams / Arroyos
 - Existing Roads / Carreteras existentes
 - Existing Bike Lanes / Carriles para bicicletas existentes
 - Existing Trails / Senderos existentes
 - Planned Trails / Senderos planificados
 - Railroad / Ferrocarril
 - Waterbodies / Cuerpos de agua
 - Slopes over 10% / Pendientes superiores al 10%
 - Metro Title 13 lands / Terrenos del Título 13 de Metro
 - Class 1 / Clase 1
 - Class 2 / Clase 2
 - Class 3 / Clase 3

Do you know something important or interesting about the Basalt Creek area you want to share?
(Write it down on your comment card)

¿Sabe algo importante o interesante sobre el área de Basalt Creek que quiera compartir?
(Escríbalo en su tarjeta de comentarios)



6 Character of the Basalt Creek Canyon
Carácter del Cañón de Basalt Creek



5 Future Residential Area
Área residencial futura



1 Potential Regional Trailhead
Posible comienzo del sendero regional



2 Potential On Road Trail Character
Potencial del carácter del sendero en el camino



3 Character of Future Residential Areas
Carácter de las futuras áreas residenciales



4 Character of Prime Manufacturing Land
Carácter de la tierra de zona industrial

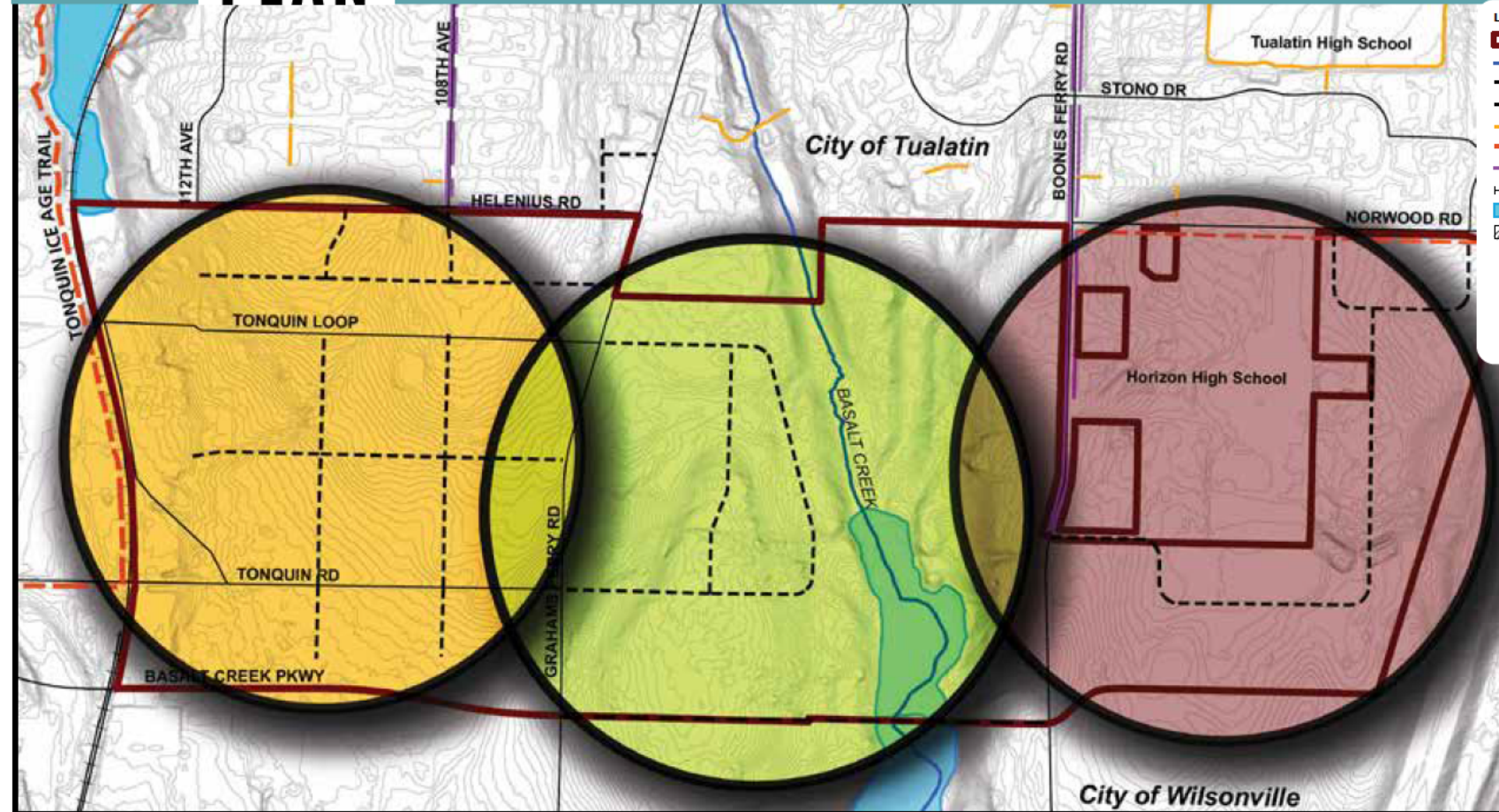


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TUALATIN BASALT CREEK PARKS & RECREATION CONCEPT MAP

MAPA CONCEPTUAL DE PARQUES Y RECREACIÓN DE BASALT CREEK DE TUALATIN



- Legend / Leyenda**
- Basalt Creek Planning Area / Área de planificación de Basalt Creek
 - Streams / Arroyos
 - Existing Roads / Carreteras existentes
 - - - Proposed Roads / Caminos propuestos
 - Existing Trails / Senderos existentes
 - Planned Trails / Senderos planificados
 - Existing Bike Lanes / Carriles para bicicletas existentes
 - + + + Railroad / Ferrocarril
 - Waterbodies / Cuerpos de agua
 - Two-foot contours / Contornos de dos pies
 - Basalt Creek Park Planning / Planificación del parque Basalt Creek
 - West focus area / Área de enfoque oeste
 - Central focus area / Área de enfoque central
 - East focus area / Área de enfoque este

East focus area

- Residential area served by developer parks, open space, and street plantings
 - HOA park
 - Public stormwater facilities
 - Other open space and street plantings
- Potential to enhance stormwater facilities with amenities to expand recreation
- Potential partnership opportunity with schools
- Opportunity for trail connections

West focus area

- Regional trail connection along existing/future roads to new park in the Central focus area
- Small trailhead parking area along regional trail
- Safe non-motorized commuting and walking opportunities for future employees
- Sign improvements for pedestrian navigation

Área de enfoque oeste

- Conexión de senderos regionales a lo largo de caminos existentes / futuros caminos al nuevo parque en el área de enfoque central
- Área de estacionamiento pequeña al comienzo del sendero, a lo largo del sendero regional
- Oportunidades seguras de desplazamiento no motorizado y caminatas para futuros empleados
- Mejoras en la señalización para peatones

Central focus area

- Opportunity for a level, future park
- Large neighborhood park (10 acres) with a mix of recreation amenities
- Views of the Basalt Creek Canyon
- Trail connection to residential areas and regional trails

Área de enfoque central

- Oportunidad para un futuro parque a nivel
- Parque grande del vecindario (10 acres) con una combinación de amenidades recreativas
- Vistas del cañón de Basalt Creek
- Conexión de senderos a áreas residenciales y senderos regionales

Área de enfoque este

- Área residencial servida por desarrolladores de parques, espacios abiertos y plantas en las calles
- Parque HOA
- Instalaciones públicas de aguas pluviales
- Otros espacios abiertos y plantas
- Potencial para mejorar las instalaciones de aguas pluviales con amenidades para expandir la recreación
- Oportunidad potencial de asociación con escuelas
- Oportunidad para conexiones de senderos



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Visual Preference Activity Actividad de preferencia visual

Use a comment card to let us know which park features (lettered A through M) are a good fit for Tualatin Basalt Creek.

Seleccione las características del parque (con letras de la A a la M) que crea que se ajustan bien a cada una de las áreas de enfoque.

WEST FOCUS AREA ÁREA DE ENFOQUE OESTE



A
 Off Street Trail
 Sendero en la calle



B
 On Street Trail
 Sendero en la calle



C
 Signage
 Señalización



D
 Trail Head Parking
 Estacionamiento al comienzo del sendero

CENTRAL FOCUS AREA ÁREA DE ENFOQUE CENTRAL



E
 Picnic Shelter
 Área para picnic techada



F
 Play Area
 Área de juegos



G
 Multi-use Field
 Campo de usos múltiples



H
 Trail
 Sendero



I
 Off-Leash Area
 Área para perros sin correa

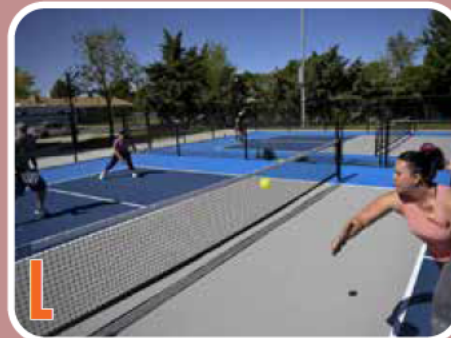
EAST FOCUS AREA ÁREA DE ENFOQUE ESTE



J
 Picnic Shelter
 Área para picnic techada



K
 Play Area
 Área de juegos



L
 Sport Court
 Cancha deportiva



M
 Stormwater Planting
 Plantas regadas con aguas pluviales



Visual Preference Activity Actividad de preferencia visual

Use this card to circle which park features (lettered A through M) are a good fit for Tualatin Basalt Creek.
 Seleccione las características del parque (con letras de la A a la M) que crea que se ajustan bien a cada una de las áreas de enfoque.

WEST FOCUS AREA ÁREA DE ENFOQUE OESTE

A Off Street Trail
Sendero en la calle

B On Street Trail
Sendero en la calle

C Signage
Señalización

D Trail Head Parking
Estacionamiento al comienzo del sendero

CENTRAL FOCUS AREA ÁREA DE ENFOQUE CENTRAL

E Picnic Shelter
Área para picnic techada

F Play Area
Área de juegos

G Multi-use Field
Campo de usos múltiples

H Trail
Sendero

I Off-Leash Area
Área para perros sin correa

EAST FOCUS AREA ÁREA DE ENFOQUE ESTE

J Picnic Shelter
Área para picnic techada

K Play Area
Área de juegos

L Sport Court
Cancha deportiva

M Stormwater Planting
Plantas regadas con aguas pluviales

COMMUNITY ENGAGEMENT MATERIALS | AUG-OCT 2021



Scan this QR code with your smartphone to go to the project website.
Escanee este código QR con su teléfono inteligente para ir al sitio web del proyecto.



PARK PROGRAM PREFERENCE ACTIVITY

ACTIVIDAD DE PREFERENCIA DEL PROGRAMA DEL PARQUE

Place one (1) sticker dot near your answer to each of the following questions.

Coloque un (1) puntito adhesivo junto a su respuesta para cada una de las siguientes preguntas.

Q: In your opinion, why is it important to plan for future parks in developing areas? Use a dot sticker to select one of the four reasons below.

P: En su opinión, ¿por qué es importante planificar futuros parques en áreas en desarrollo?

Preserve, protect & enhance natural areas.
Preservar, proteger y mejorar las áreas naturales.

Plan for future trail connections & greenways.
Planificar las futuras conexiones de senderos y vías verdes.

Create space for active recreation including playgrounds, sports fields & sport courts.
Crear espacio para la recreación activa, incluidos parques infantiles, campos deportivos.

Provide parks & recreation services to the community.
Proporcionar parques, servicios recreativos y canchas deportivas a la comunidad.

Q: What is your priority for each of the following types of features in the new Basalt Creek Park? Use dot stickers to indicate your answer for each.

P: ¿Cuál es su prioridad para cada uno de los siguientes tipos de características en el nuevo parque Basalt Creek?

**TRAIL
SENDERO**

High /Alto	Don't Know / No Lo Sé	Low / Bajo
------------	-----------------------	------------

**SPORT FIELD
CAMPO DEPORTIVO**

High /Alto	Don't Know / No Lo Sé	Low / Bajo
------------	-----------------------	------------

**NATURAL AREA
ESPACIO NATURAL**

High /Alto	Don't Know / No Lo Sé	Low / Bajo
------------	-----------------------	------------

**SPLASH PAD
CHORRITOS PARA MOJARSE**

High /Alto	Don't Know / No Lo Sé	Low / Bajo
------------	-----------------------	------------

**PLAYGROUND
ÁREA DE JUEGOS INFANTILES**

High /Alto	Don't Know / No Lo Sé	Low / Bajo
------------	-----------------------	------------

**SPORT COURT
CANCHA DEPORTIVA**

High /Alto	Don't Know / No Lo Sé	Low / Bajo
------------	-----------------------	------------

**PICNIC SHELTER
ÁREA DE PICNIC CON TECHO**

High /Alto	Don't Know / No Lo Sé	Low / Bajo
------------	-----------------------	------------

**OFF LEASH AREA
ÁREA PARA PERROS SIN CORREA**

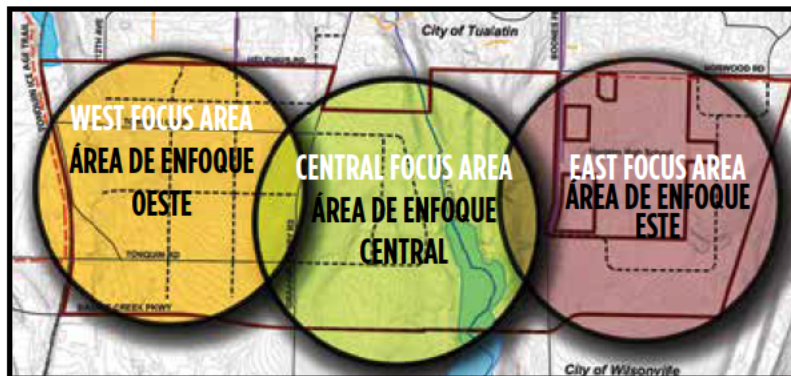
High /Alto	Don't Know / No Lo Sé	Low / Bajo
------------	-----------------------	------------

COMMUNITY ENGAGEMENT MATERIALS | AUG-OCT 2021

Using a scale from 1 to 5 (5=supportive, 1=unsupportive) how much do you support the overall park program described for the West, Central, and East focus areas?

Usando una escala del 1 al 5 (5 = apoyo, 1 = no apoyo) ¿Cuánto apoya usted el programa general de parques descrito para las áreas de enfoque Oeste, Central y Este?

SUPPORTIVE APOYO	Circle one Circule uno	UNSPPORTIVE NO APOYO		
WEST FOCUS AREA ÁREA DE ENFOQUE OESTE				
5	4	3	2	1
CENTRAL FOCUS AREA ÁREA DE ENFOQUE CENTRAL				
5	4	3	2	1
EAST FOCUS AREA ÁREA DE ENFOQUE ESTE				
5	4	3	2	1



Do you have other ideas or input to share?

(Write down it below)

¿Tiene usted otras ideas o comentarios que compartir?

(Escríbalos a continuación)

APPENDIX A: COMMUNITY ENGAGEMENT

EVENT - VIVA TUALATIN | AUG 28, 2021

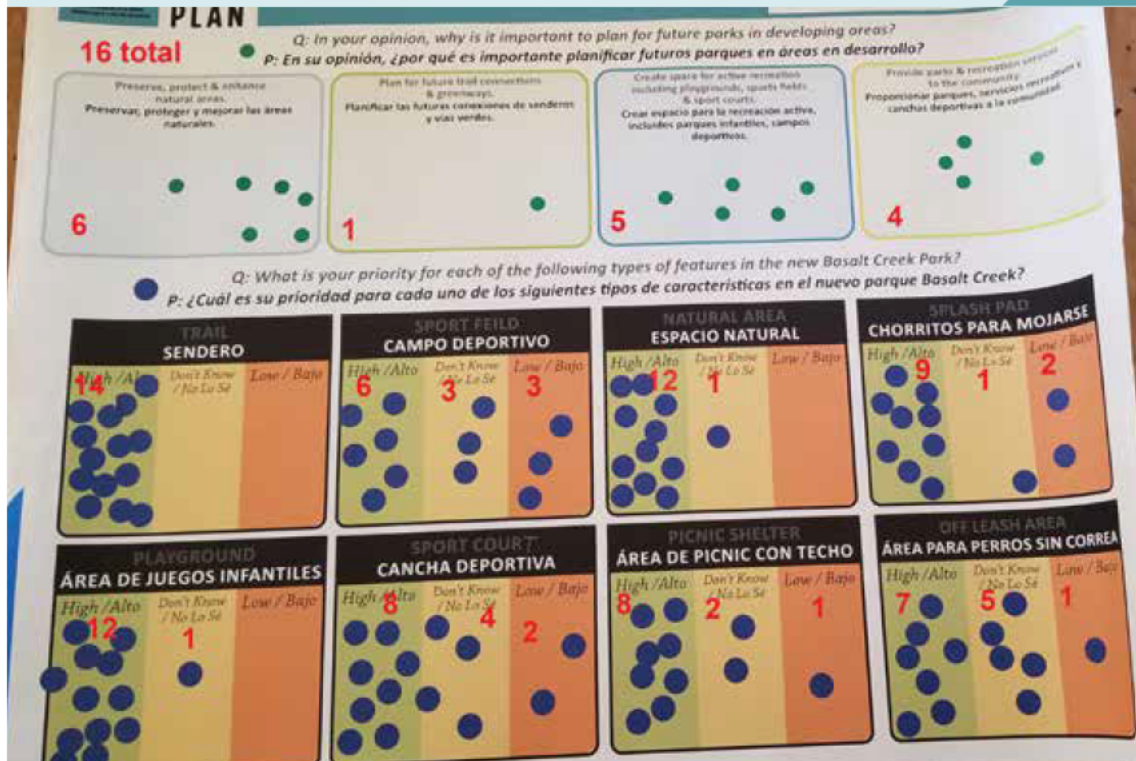
City of TUALATIN
Basalt Creek
PARKS & RECREATION
PLAN

VIVA TUALATIN
COMMUNITY ENGAGEMENT

August 28, 2021 at 3-6 pm
Tualatin Community Park

Public Outreach, Information & Engagement

Thank you Over **80** Community Members Participated

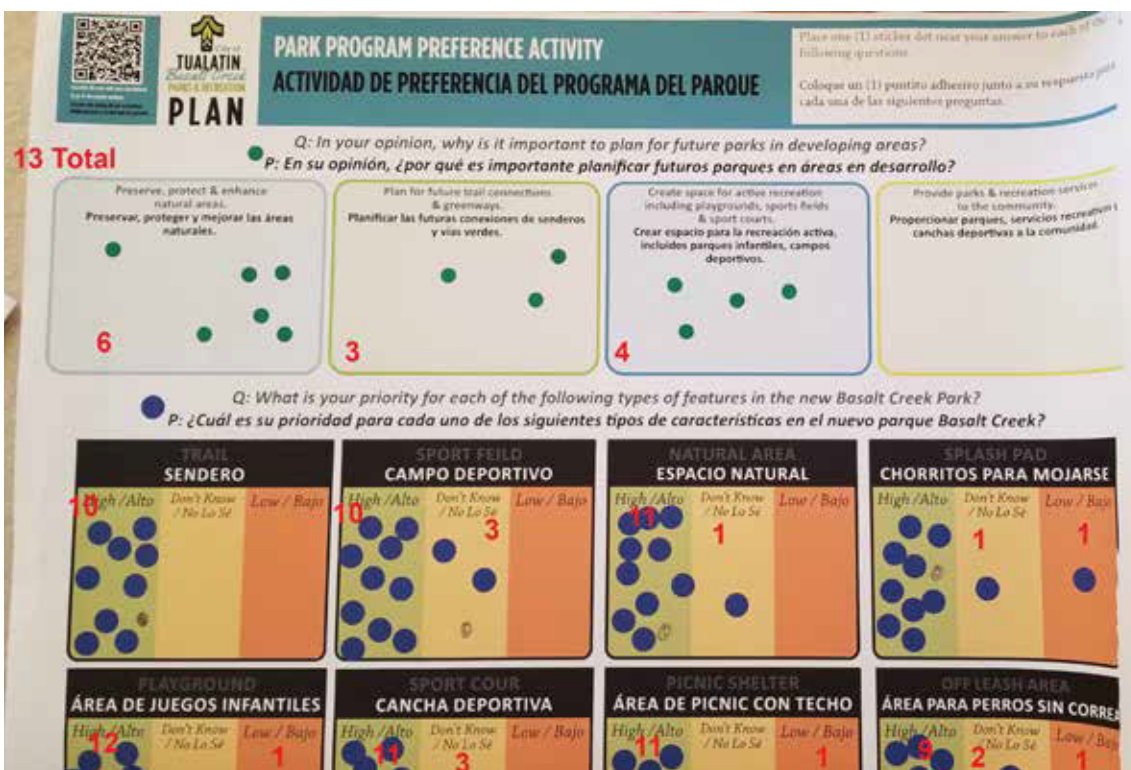
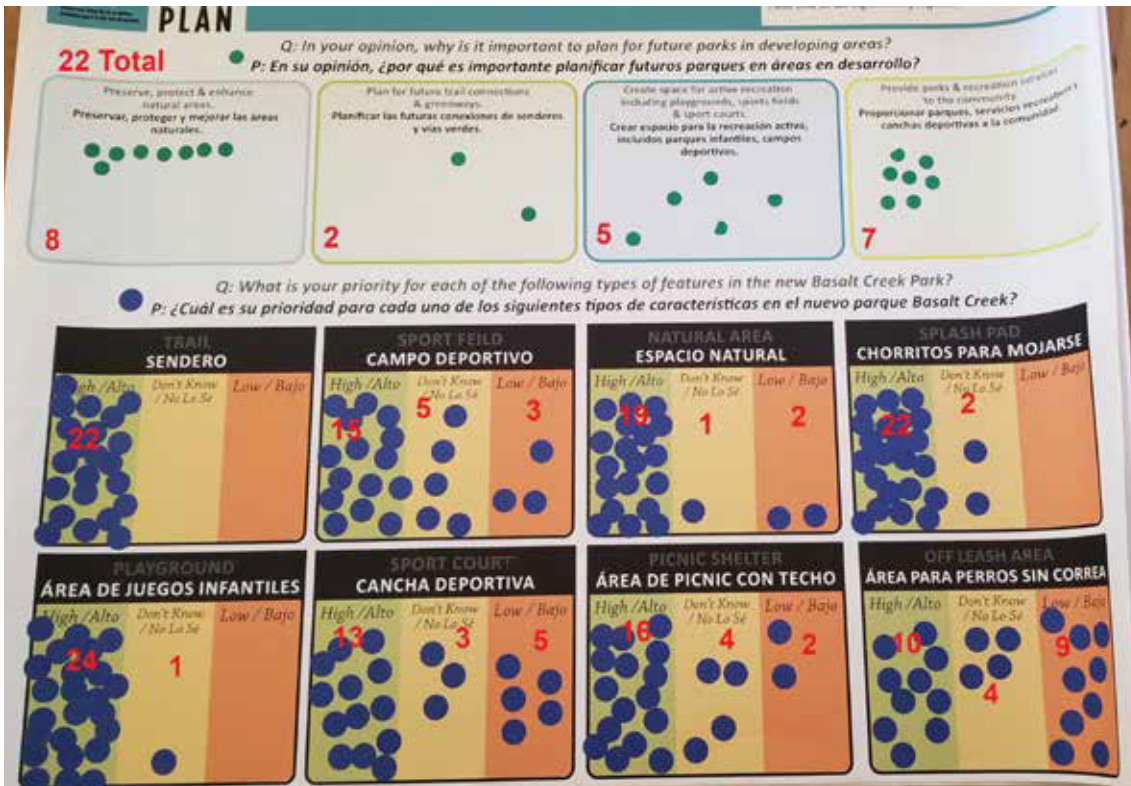


EVENT - VIVA TUALATIN | AUG 28, 2021

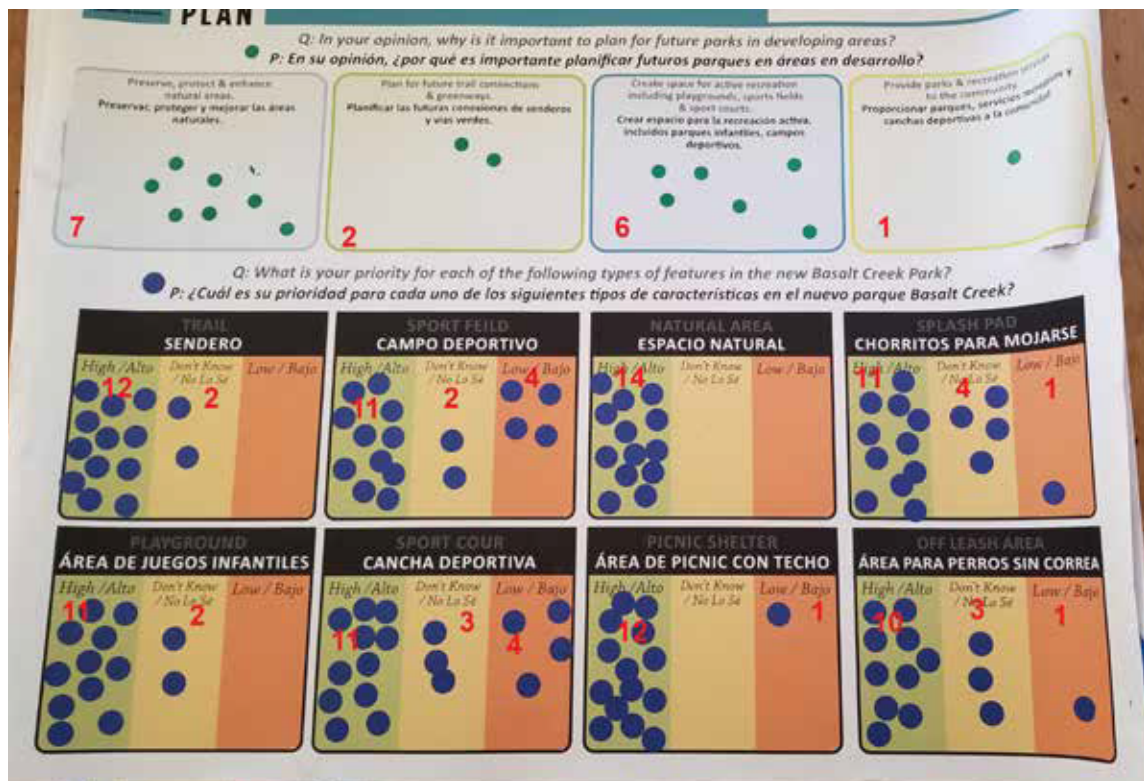
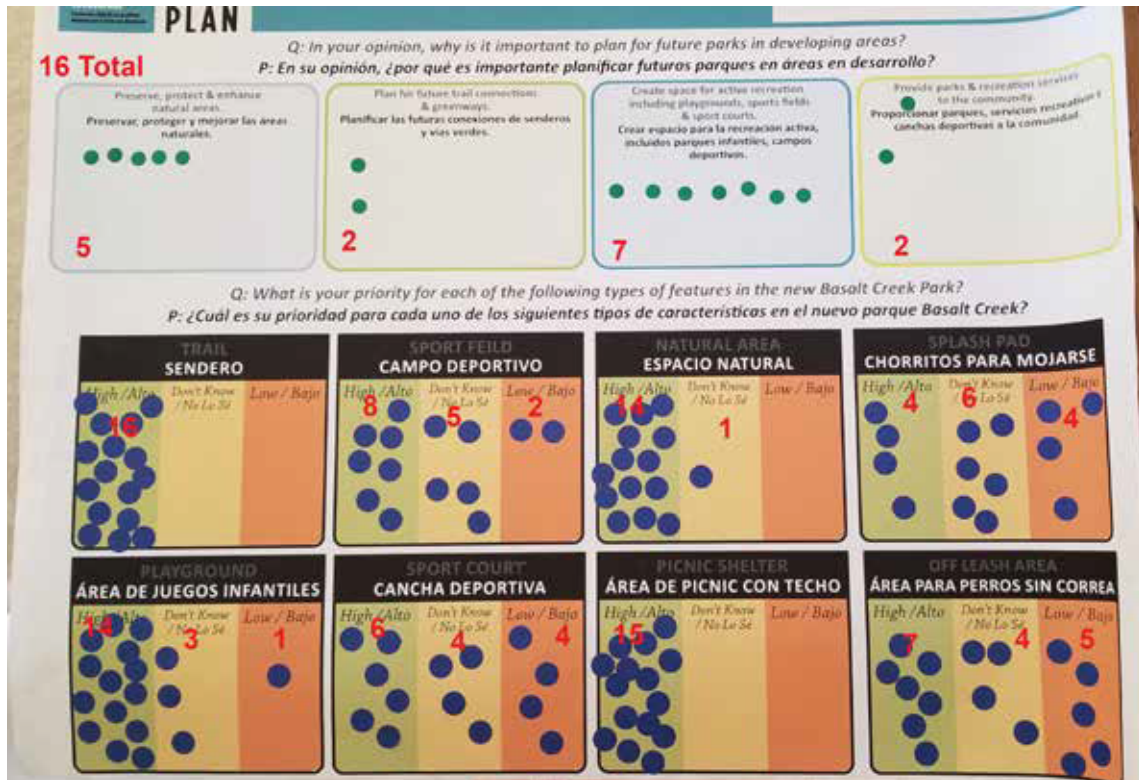


APPENDIX A: COMMUNITY ENGAGEMENT

EVENT - VIVA TUALATIN | AUG 28, 2021



EVENT - VIVA TUALATIN | AUG 28, 2021



APPENDIX A: COMMUNITY ENGAGEMENT

SUMMARY - VIVA TUALATIN | AUG 28, 2021



VIVA! TUALATIN COMMUNITY EVENT

Saturday, August 28, 2021
 3pm to 6pm
 Tualatin Community Park

Basalt Creek Area Park Planning Engagement

RESULTS

Park Program Preference Activity Board Votes

In your opinion, why is it important to plan for future parks in developing Areas?	
Preserve, protect & enhance natural areas.	32
Plan for future trail connections & greenways.	10
Create space for active recreation including playgrounds, sports fields & sport courts.	27
Provide parks & recreation services to the community	14

What is your priority of each of the following features	Trail	What is your priority of each of the following features	Playground
High	47	High	73
don't know	2	don't know	7
Low	0	Low	2
What is your priority of each of the following features	Sports Field	What is your priority of each of the following features	Sports Court
High	50	High	49
don't know	18	don't know	17
Low	12	Low	15

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**Project web page, email notifications,
social media, newsletters**
Date: May 2021 – Jan 2022

Survey #1
Basalt Creek Park
Planning Pop Quiz
Dates: Jul 8 – Aug 13, 2021

Survey #2
Basalt Creek Parks
Planning
Dates: Aug 31 – Oct 1, 2021

Survey #3
Basalt Creek Parks &
Recreation Draft Plan
Dates: Nov 12 – Dec 5, 2021

DIGITAL MARKETING TRACKING | MAY 2021-DEC 2021

BASALT CREEK AREA PARKS PLANNING

Digital Marketing Tracking

Date	Description
5/5/2021	Website Engagement
5/5/2021	City Social Media Post
5/11/2021	Nextdoor Post
5/17/2021	Project Email Blast
6/1/2021	Tualatin Today City e-newsletter
7/8/2021	Email Blast - Pop Quiz I
7/8/21 - 8/13/21	Park Planning Pop Quiz I
7/14/2021	July Explore Tualatin now - Park & Rec. e-newsletter
8/31/2021	Email Blast - Survey II
8/31/21 - 10/01/21	Survey II
9/8/2021	September Explore Tualatin now - Park & Rec. e-newsletter
9/8/2021	City Social Media Post
9/17/2021	CIO Email - (Personal Email from Deputy City Manager)
9/17/2021	Business CIO Email - (Personal Email from Deputy City Manager)
11/1/2021	November Tualatin Today City e-newsletter
11/10/2021	Nov Explore Tualatin now - Park & Rec. e-newsletter
11/11-12/5	Survey III
11/12/2021	Email Blast - Basalt Creek Draft Review
11/13/2021	City Social Media Post
11/22/2021	Nextdoor Post
11/26/2021	City Social Media Post - Good Read
11/30/2021	Email Blast - Last chance to take survey
12/3/2021	City Social Media Post - Last chance to take survey

APPENDIX A: COMMUNITY ENGAGEMENT

PROJECT WEB PAGE | MAY 2021-JAN 2022

City of TUALATIN OREGON

Your Government | Our Community | For Visitors | Doing Business | How Do It?

Basalt Creek Parks & Recreation Plan

City of TUALATIN Basalt Creek PARKS & RECREATION PLAN

Para español
What is happening?
 Several years ago, Metro (Portland's metropolitan area regional government) added Basalt Creek to the urban growth boundary for residential and manufacturing uses. When this area develops it will be annexed into either Tualatin or Wilsonville, see [map](#) below.

With input from the community, both cities have created a plan for the future of this expansion including a plan for parks in Tualatin calling for a planning process to ensure park resources are provided for the expanding community.

The exciting process of planning for parks and recreation in Basalt Creek kicked off in the spring of 2021! It will result in a big picture plan for parks and recreation addressing the needs and desires of the growing South Tualatin community.

Can I share my ideas for future Parks?
 Yes, we would love to hear from you and there are a number of ways to share your ideas! Please fill out the simple questionnaire at the bottom of this webpage to share your big ideas for parks in this expanding area.

There are also several different community engagement opportunities including focus groups, community event, and meetings. Each has been thoughtfully planned to obtain feedback from important groups and individuals within our community and will cover the same content so everyone has an opportunity to share ideas for the future of parks and recreation in the Basalt Creek area. Click here for the full list of the [Basalt Creek Community Engagement Plan](#).

Where is Basalt Creek?
 The Basalt Creek Planning Area is located between Tualatin's southern boundary and northern Wilsonville. Tualatin's Planning Area encompasses approximately 367 acres just west of I-5.

What is there now?
 Currently, the land is composed of a mix of low-density, single-family residences, nurseries, farms, and natural areas. This includes the namesake, Basalt Creek, and the surrounding canyon and wetlands habitat running north-south through the eastern side of the planning area.

What else is planned?
 Tualatin's Planning Area includes 194.23 buildable acres, which are expected to accommodate 1,897 new jobs, and 575 new households. This park planning process will meet the needs of the expanding community.

What do the existing plans for parks in this area include?

- 10-20 acres of park space
- Greenways, natural parks & trail connections
- Protection of natural resources & habitats
- Master Planning
- A neighborhood and/or community park

What will the planning process include?

- Market Study
- Design Options
- Public Outreach
- Park & Trail design program

Where can I find more information?
 A broad planning including the [Parks and Recreation Master Plan](#), and [Basalt Creek Comprehensive Plan Update](#), with extensive public engagement, have been adopted by City Council and will help guide the next steps of the important process.

For questions about this project, contact Rich Mueller, Parks Planning & Development Manager at 503.691.3064 or email.

Supporting Documents

- Joint Parks, Art, Planning & Youth Focus Group Meeting Packet (6 MB)
- Viva Tualatin Event Engagement Recap (1 MB)
- Community Engagement Materials (6 MB)
- Basalt Creek Map (256 KB)
- Community Engagement Plan (87 KB)
- Project Update to City Council July 14, 2021 (23 MB)

Supporting Documents

- Parks & Recreation Master Plan
- Basalt Creek Concept Plan

Let us know if you would like updates about this project! Share your name & email below

Name:

Email:

Do you have ideas for the future of parks in this newly growing area? Tell us what you want to see for the Basalt Creek Parks Plan!

Share your big picture ideas! Would you like to see playgrounds, trails, sports fields or courts? What else would you like?

Parks and Recreation

- Recreation and Special Events
- Parks and Facilities
- Parks Planning Projects
- Art and Culture
- Resources
- See City USA® City of Tualatin
- Parks Maintenance
- Street Tree Program

Explore Tualatin!

[EXPLORE TUALATIN NOW!](#)

Contact Information

Sign up for the Explore Tualatin News & Newsletter

Connect with us by topic

General Inquiries
 503.691.3061 | [Email](#)

Hours 9am-5pm M-F

After Hours Contact & Non Emergency
 503.629.0111

[Staff Directory](#)

[View Full Contact Details](#)

EMAIL NOTIFICATION - BASALT CREEK PLANNING UPDATE | MAY 2021



BASALT CREEK PARK PLANNING UPDATE

Thank you for your interest in staying connected with the City of Tualatin Parks & Recreation. More specifically your interest in information about parks planning and development information. Earlier this month we began the exciting process of planning for parks and recreation in this newly expanding area. This next big step will result in a big picture plan for parks and recreation needs and desires of our growing community.

Visit the Website for more information & Share your ideas!

At this early stage in the process, we are asking community members to share their big picture ideas for parks in the Basalt Creek Area. Whether you would like to see a nature park, sports fields and courts, playgrounds for all abilities, beautiful hiking trails, or all of the above, all ideas are welcome. Please visit the link and let us know what your ideas are. And while you are there you can learn more about the project.



APPENDIX A: COMMUNITY ENGAGEMENT

SOCIAL MEDIA - NEXTDOOR POST | MAY 11, 2021



TUALATIN TODAY NEWSLETTER | JUNE 2021

9/24/21, 2:27 PM

Tualatin Today June 2021



Library reopens. For those familiar with our Craft Prep Crew, this will work in a similar fashion. We'll provide the materials and you assemble at your own pace! Once you're finished, drop off the completed bag at the Library. Learn more and sign up on our webpage.

 **Word On the Street**



Basalt Creek Parks & Recreation Plan

The exciting process of planning for parks and recreation in the newly expanding Basalt Creek area has kicked off! This next step will result in a big-picture plan to address the parks and recreation needs of the growing community. To find out more about the project or share ideas for future parks in the area, visit our webpage. We are calling on the community to let us know what you would like to see!

New Parks Utility Fee

A large part of what makes Tualatin a wonderful, livable city is its parks, trails, and greenspaces. These cherished areas connect us to nature, provide gathering places, promote physical activity, and contribute to the overall well-being of the community. Our parks - just like many things - require repairs, renovations, and replacement to keep them safe and accessible. To accomplish this, the City Council recently approved a new parks utility fee to fund the cost of the much-needed upkeep of our City parks.

Starting this July, you will notice a \$5 fee on your utility bill. This newly-dedicated park fee will allow you to be part of restoring the beauty of our parks! Please visit our website for more information including videos on what the fee will fund.

APPENDIX A: COMMUNITY ENGAGEMENT

EXPLORE TUALATIN NEWSLETTER | JULY 2021



PARKS UPDATES & ANNOUNCEMENTS

WHAT DO YOU KNOW?

Remember those dreaded pop quizzes in school? Well, we have one for you, but don't worry, this one is fun! Time to test your knowledge and see if you are paying attention to latest updates from the City of Tualatin Parks and Recreation. Take this quick quiz to find out and don't miss this chance to share your dreams for the future of our parks.

[Take the Quiz](#)

EMAIL NOTIFICATION - BASALT CREEK POP QUIZ | JULY 8, 2021



As you probably know, we are in the midst of the exciting process of planning for parks and recreation needs for the Basalt Creek area. But do you know where Basalt Creek is exactly? Or why park planning is so important? We want to know if you are paying attention to the latest updates from us and find out if we are connecting with you!

Just take our fun little pop quiz to test out your knowledge, and don't worry, it's not graded! Plus this is part of the ongoing opportunity to share your dream park with us. Whether you would like to see sports fields and courts, splash pads, nature areas, playgrounds, hiking trails, picnic shelters or any of the above; all your ideas are a ways we come.

[Visit the Website to test your knowledge & take the quiz!](#)

Thank you again for your continued interest in staying connected with the City of Tualatin Parks & Recreation. We rely on community input like yours to shape the future of our parks!



APPENDIX A: COMMUNITY ENGAGEMENT

SURVEY #1 - PARK PLANNING POP QUIZ | JULY 8 - AUG 13, 2021

Park Planning Pop Quiz

Basalt Creek Area

Take this quick quiz to test your knowledge about the latest park planning updates from the City of Tualatin. And don't miss the opportunity to share your ideas for the future!

9/24/21, 2:48 PM

Park Planning Pop Quiz

1. On the map below, which option best represents the Basalt Creek Area?



Mark only one oval.

- Option A
- Option B
- Option C
- Both B and C
- None of the above

SURVEY #1 - PARK PLANNING POP QUIZ | JULY 8 - AUG 13, 2021

9/24/21, 2:48 PM

Park Planning Pop Quiz

2. 2. In your opinion, why is it important to plan for future parks in developing areas?
Check all that apply:

Check all that apply.

- Preserve, protect and enhance the environment.
- Plan for future trail connections and greenways.
- Prevent overcrowding in existing parks.
- Provided Parks & Recreation services to the nearby community.
- Provide new services and features that are not already available.
- Preserve space for future parkland.
- Create space for active recreation including playgrounds, sports fields and courts.

Other: _____

3. 3. What percentage of Tualatin's City land is used for parks?



Mark only one oval.

- 2%
- 6%
- 9%
- 12%
- 23%

APPENDIX A: COMMUNITY ENGAGEMENT

SURVEY #1 - PARK PLANNING POP QUIZ | JULY 8 - AUG 13, 2021

9/24/21, 2:48 PM

Park Planning Pop Quiz

4. Rank the features below in importance that you would like to see in a new park in Basalt Creek?

Mark only one oval per row.

	High	low	I don't know
Trails	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sports Feilds	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sports Courts	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Playground	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Natural Areas	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Splash Pad	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Off-Leash Area	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Picnic Shelter	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

5. If you could build your dream park what things would you put in it?

SURVEY #1 - PARK PLANNING POP QUIZ | JULY 8 - AUG 13, 2021

9/24/21, 2:48 PM

Park Planning Pop Quiz

6. 6. Would you like to know the answers to these questions and more information to the park planning process in the Basalt Creek area? Please share your name and email with us

This content is neither created nor endorsed by Google.


Google Forms

<https://docs.google.com/forms/d/1-acEyDt-pyMv1p5NKY1yWgoK2W5hKk9g9RKmr0DQfto/edit>

5/5

APPENDIX A: COMMUNITY ENGAGEMENT

SURVEY #1 - RESULTS | JULY 8 - AUG 13, 2021



Survey I: Pop Quiz Results

1. On the map below, which option best represents the Basalt Creek Area?

Response	Choices
2.70%	Option A
68.20%	Option B
8.20%	Option C
20%	Both B & C
9%	None of the above

2. In your opinion, why is it important to plan for future parks in developing areas? Check all that apply:

Response	Choices
28.40%	Preserve, protect and enhance the environment.
56%	Plan for future trail connections and greenways.
44%	Prevent overcrowding in existing parks.
40.40%	Provided Parks & Recreation services to the nearby community.
62.40%	Provide new services and features that are not already available.
62.40%	Preserve space for future parkland.
89%	Create space for active recreation including playgrounds, sports fields and courts.
	Other - See below:
	<i>Pickleball courts. Huge need.</i>
	<i>Preserve property values of homes currently bordering on undeveloped land</i>
	<i>Skate Park</i>
	<i>Recreation programs and parks</i>

3. What percentage of Tualatin's City land is used for parks?

Response	Choices
26.90%	2%
25.90%	6%
23.10%	9%
19.40%	12%
4.60%	23%

SURVEY #1 - RESULTS | JULY 8 - AUG 13, 2021

4. Rank the features below in importance that you would like to see in a new park in Basalt Creek?

Response	Choices
Trails	
70	High
29	Low
10	I don't know
Sports Fields	
55	High
43	Low
7	I don't know
Sports Courts	
75	High
27	Low
3	I don't know

Response	Choices
Playground	
91	High
16	Low
0	I don't know
Natural Areas	
38	High
62	Low
9	I don't know
Splash Pad	
39	High
54	Low
11	I don't know

Response	Choices
Off-Leash Area	
19	High
78	Low
10	I don't know
Picnic Shelter	
85	High
20	Low
2	I don't know

5. If you could build your dream park what things would you put in it?

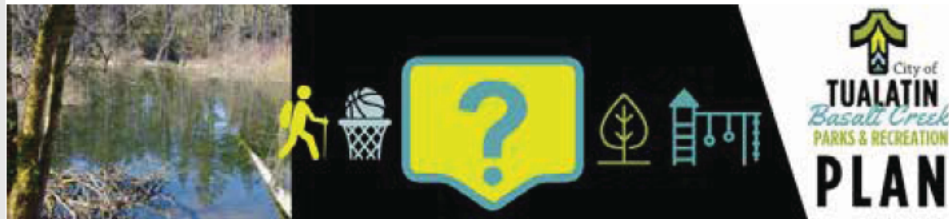
- Space for all ages from birth to 100 so shade, physical activities, picnic shelters splash pad and exercise and a building for excersice, arts and community meetings.
- New options in Tualatin Parks. ie frisbee golf. Multiple trails. Off leash dog areas. Multi-Use trail connecting adjacent cities. Place for medium to large community activities. Nearby food / beverage options that support local economy, charities or your organizations. ie food carts or coffee shop.
- Interactive public art, lighted sports fields and courts, lighted 16' wide walking and biking paths, trails and natural areas, really well designed spaces and low water consumption landscaping, mix of large northwest trees and a bunch of sequoias, benches and tables, playgrounds, picnicking, lighted parking, water play features and public gathering spaces, natural and cultural interpretive elements, wifi and electric car charging, attractive park signs, high quality materials, shelters with a strong NW architecture, and connections to adjoining properties so people can easily walk and bike.
- Natural play area
Tiny tots play area
Splash pad
- Tournament sports complex
- A lake and running creek, wildlife habitat, gardens. bird and bat nest boxes...
- Banks to sit on. Public toilets. Picnic area. Parking. Connection to existing greenways. Bike stand.
- Running trails and dog friendly !
- No bridge connection to Sw Boones Ferry, protect the canyon.
- Splash pad/ water park type features
- Ultimate frisbee
- Lots of tall evergreens to walk among, perhaps a sports field under the BPA power-line easement since that's already cleared of trees.
- Lots of flora and fauna with small walking trails wound throughout
- Dedicated PICKLEBALL courts. At least 8 courts.
- Splash pad, nature based playground like park in Sellwood, nature trail that connects easily to bike lines to Wilsonville park and to Ibach Park
- Sports fields.
- Trails that connect other parks and natural areas
- Playground, skate park, basketball, picnic

APPENDIX A: COMMUNITY ENGAGEMENT

SURVEY #1 - RESULTS | JULY 8 - AUG 13, 2021

- *Kids water area, big playground, shaded nature areas*
- *Natural areas, Trails, Picnic Shelter, Playground, Water feature/Splash area*
- *Basketball court and skate park*
- *Swings, obstacles, tall slide, NO SAND, balance options (bridge that slightly moves, etc.).*
- *Play structure for older kids. Soccer and baseball fields. Trails/hiking. Small dock*
- *Loose parts nature play, looped walking path through various kinds of settings, pump track course, small demonstration orchard*
- *Plenty of trees and adult playgrounds!*
- *Things for kids and family to do.*
- *Park like Iback*
- *Trail and greenway connections to nearby neighborhoods and other parks*
- *Stuff for the grand kids to do.*
- *Skate park and BMX track*
- *Active recreation equipment and facilities.*
- *Board park*
- *Sculpture or mural*
- *A park like all the other parks in Tualatin*
- *regular park*
- *Playground*
- *Stuff for families to do*
- *playground, basketball court and skate area*
- *Fitness course*
- *Playground with rocks and trees and things to climb. Place to ride bikes and skateboards.*
- *recreation facilities and programs*
- *City park similar to other parks*
- *All about soccer fields and futsal courts!*
- *Don't know*
- *Everything other parks have*
- *a building that people can use*
- *Swimming pool with water slide*
- *walking trails in natural greenways and creeks, benches at various points on the trail*
- *Playground, basketball, skating, picnic*
- *splash pad/interactive water feature, shady forest, trail connections to neighborhoods and regional trail system connections to other cities, natural playground with climbing structures, scenic trail by a creek or river with quiet contemplation/bird watching spots*
- *Things like are in Cook Park*
- *Shade and playgrounds*
- *Pickleball*
- *Sand volleyball court please*
- *Pickleball*
- *Regular park attached to a nature reserve with trails attached.*

EMAIL NOTIFICATION - BASALT CREEK SURVEY 2 | AUG 31, 2021



We would like to thank everyone who has joined us so far in the exciting process of planning for parks in our expanding community. Over 100 community members participated in the first survey, sharing their thoughts on the future of parks in the Basalt Creek area. We would like to welcome anyone new to this process to help us ensure parks and recreation needs are provided for the future.

Please join us by participating in our second survey to help us narrow down potential concepts and plans for the area by visiting our [website](#). There you can also find additional information on the process and a list of community meetings, focus groups, and engagement events that will help us create the parks plan for the future of this area.

Click here to learn more & take the second survey to share your thoughts.

If you took the first pop quiz survey and would like to know how you did, the answers can be found below. The quiz was not graded, but if it had been, everyone would get an A+. Almost all of you answered every question correctly, and we greatly appreciate the feedback you have shared with us. Do not miss your chance to take the [second survey](#) and help us narrow down the future park opportunities.



Q1. On the map, which option best represents the Basalt Creek Area?

A1. Option B

Q2. In your opinion, why is it important to plan for future parks in developing areas? Check all that apply:

- Preserve, protect, and enhance the environment
- Plan for future trail connections and greenways
- Prevent overcrowding in existing parks
- Provide Parks & Recreation services to the nearby community
- Provide new services and features that are not already available
- Preserve space for future parkland
- Create space for active recreation including playgrounds, sports fields, and courts

A2. All are correct!

Q3. What percentage of Tualatin's City land is used for parks?

A3. 6%

Our community is growing, and we are working to ensure your parks and recreation services grow too. Do not forget to join us on this journey to plan for the future of your parks.

But we need your help to narrow down why this work is so important. Please take the second survey!

APPENDIX A: COMMUNITY ENGAGEMENT

EMAIL NOTIFICATION - BASALT CREEK SURVEY 2 | AUG 31, 2021



A large part of what makes Tualatin a great place to live and work are the variety of wonderful parks, trails and greenspaces. Community members including business owners and the employees enjoy the many benefits of our parks such as physical activity, connecting with nature and alternative commuting options.

We are in the midst of the exciting process of planning for park and recreation needs for our growing community and we would like your input. There are several ways to share your thoughts and learn more. Take the [survey](#), participate in a [focus group meeting](#) or visit our [website](#) to learn more about the project.

Click here to take the survey, share your thoughts and learn more.

Please join us!

VIRTUAL BUSINESS AND EMPLOYMENT FOCUS GROUP MEETING Date: Tuesday, October 5, 2021 Time: 3pm to 4pm

Our community is growing and we are working to ensure your parks and recreation services grow too. Do not forget to join us on this journey to plan for the future of your parks.

EXPLORE TUALATIN NEWSLETTER | SEPT 2021



WE WANT TO HEAR FROM YOU!

Please join us by participating in the second survey to help us narrow down potential concepts and plans for the future of parks in the Basalt Creek area! We would like to thank everyone who has joined us so far in the exciting process of planning for the future of parks and recreation services. Over 100 community members participated in the first survey, sharing their thoughts on the future of parks for the expanding community.



Be sure to take the quick survey and make sure you are heard by visiting the website. There you can also find additional information on the process and a list of community meetings, focus groups, and engagement events that will help us create the parks plan for the future of this area.

Tell Us Your Dreams!


APPENDIX A: COMMUNITY ENGAGEMENT

SOCIAL MEDIA - TWITTER | SEPT 8, 2021

← **Tweet**

 **City of Tualatin, OR** 
@CityofTualatin

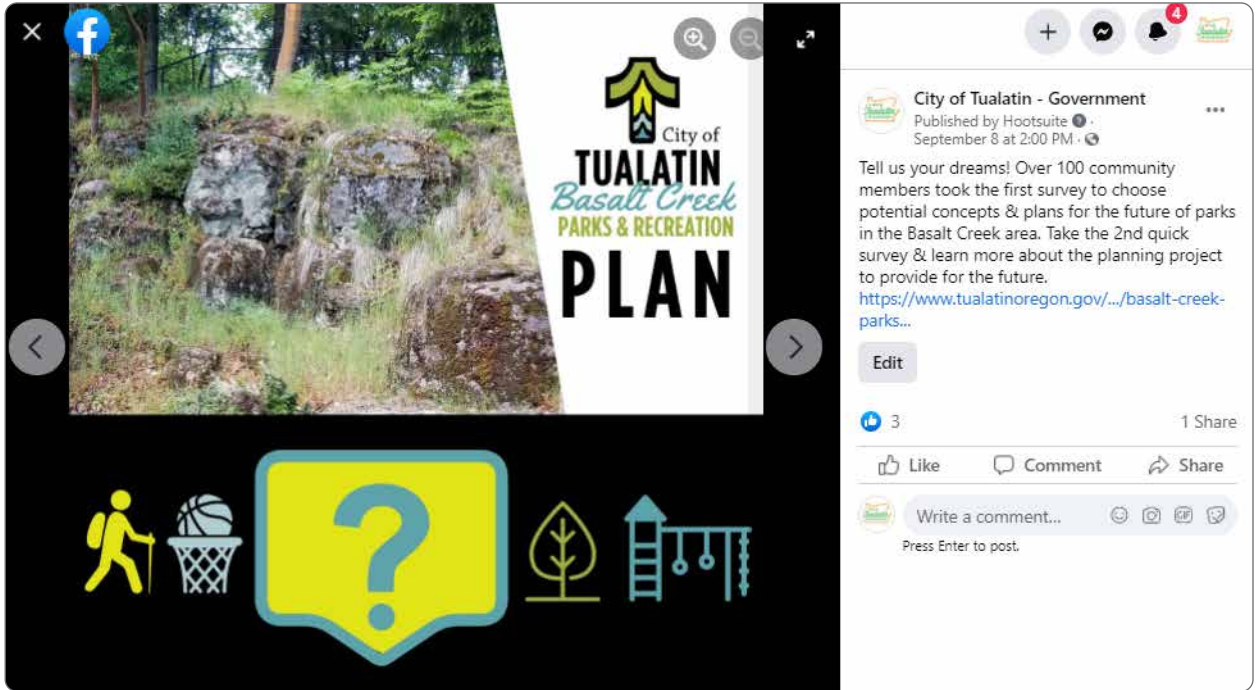
Tell us your dreams! Over 100 community members took the first survey to choose potential concepts & plans for the future of parks in the Basalt Creek area. Take the 2nd quick survey & learn more about the planning project to provide for the future.
tualatinoregon.gov/recreation/web...



2:00 PM · Sep 8, 2021 · Hootsuite Inc.

1 Retweet 1 Like

SOCIAL MEDIA - SURVEY 2 FACEBOOK POST | SEPT 8, 2021



APPENDIX A: COMMUNITY ENGAGEMENT

EMAIL NOTIFICATION - COMMUNITY INVOLVEMENT ORGANIZATIONS (CIO) | SEPT 17, 2021

From: [Megan George](#)
To: *recipient email addresses redacted for privacy purposes*
Cc: [Kyla Cesca](#); [Rich Mueller](#)
Subject: CIOs - Information on Park Planning in Basalt Creek
Date: Friday, September 17, 2021 5:01:00 PM

Hi Everyone –

Our Parks and Recreation Department is currently looking for feedback on the Basalt Creek Parks and Recreation Plan and asked that I share this with members of the CIO Program. Please see below for more information on their work including a link to the survey. Please feel free to reach out to Parks Planning and Development Manager Rich Mueller who is copied on this email with any questions.

Kind Regards,

Megan George
 Deputy City Manager
 City of Tualatin | Administration

From: City of Tualatin <kcesca@tualatin.gov>
Sent: Tuesday, September 14, 2021 2:49 PM
To: Kyla Cesca <kcesca@tualatin.gov>
Subject: Basalt Creek Park Survey 2

EMAIL NOTIFICATION - COMMERCIAL CIO | SEPT 17, 2021

From: [Megan George](#)
To: *recipient email addresses redacted for privacy purposes*
Cc: [Rich Mueller](#); [Kyla Cesca](#)
Subject: Commercial CIO - Information on Park Planning in Basalt Creek
Date: Friday, September 17, 2021 5:01:33 PM

Hello Commercial CIO Board Members –

Our Parks and Recreation Department is currently looking for feedback on the Basalt Creek Parks and Recreation Plan and asked that I share this with members of the Commercial CIO. Please see below for more information on their work including a link to the survey. In addition, they are hosting a business and employment focus group on October 5th.

Please feel free to reach out to Parks Planning and Development Manager Rich Mueller who is copied on this email with any questions.

Kind Regards,

Megan George
Deputy City Manager
City of Tualatin | Administration

From: City of Tualatin <kcesca@tualatin.gov>
Sent: Tuesday, September 14, 2021 2:47 PM
To: Kyla Cesca <kcesca@tualatin.gov>
Subject: Basalt Creek Area Park Survey

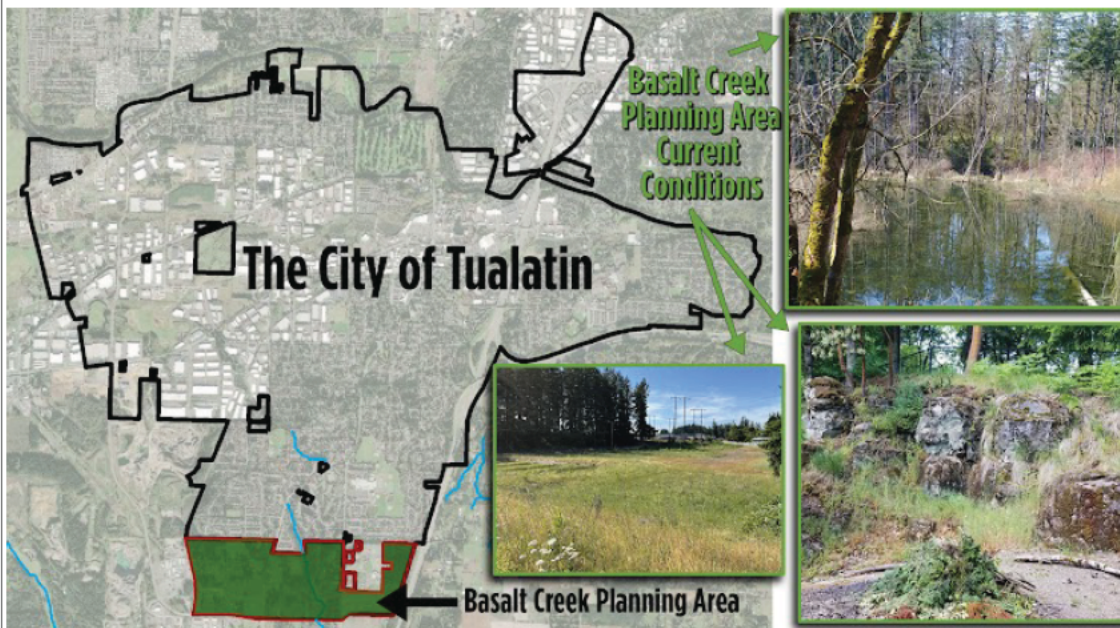
APPENDIX A: COMMUNITY ENGAGEMENT

SURVEY #2 - TUALATIN BASALT CREEK PARKS PLANNING | AUG 31 - OCT 1, 2021

Tualatin Basalt Creek Parks Planning

Survey 2

With this survey, you get to help us with the exciting process of planning for parks in the area shown in green on the map. This area has been added to the urban growth boundary & will become part of Tualatin through voluntary annexation.



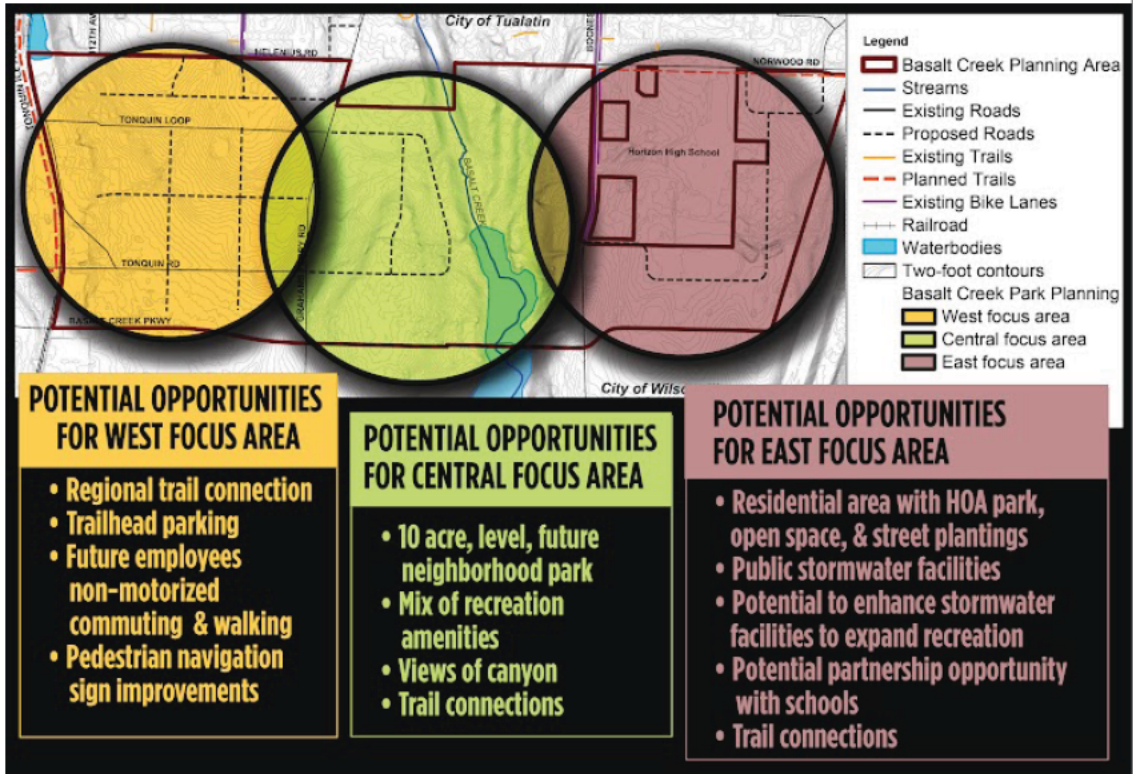
1. In the first survey the community deemed it important to plan for parks in developing areas, help us narrow down the reason why. From the list below please choose which option is most important to you...

Mark only one oval.

- A. To preserve, protect and enhance natural areas.
- B. Plan for future trail connections and greenways.
- C. Space for active recreation including playgrounds, sport fields and sport courts.
- D. Provide parks and recreation services to the community.

SURVEY #2 - TUALATIN BASALT CREEK PARKS PLANNING | AUG 31 - OCT 1, 2021

2. This map shows potential future opportunities for portions of the area. How supportive are you of the proposed concepts?



Mark only one oval per row.

	Highly Supportive	Supportive	Neither Supportive or Unsupportive	Unsupportive	Highly Unsupportive
West Focus Area	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Central Focus Area	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
East Focus Area	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

APPENDIX A: COMMUNITY ENGAGEMENT

SURVEY #2 - TUALATIN BASALT CREEK PARKS PLANNING | AUG 31 - OCT 1, 2021

3. Please choose the features you would like to see in the Tualatin Basalt Creek area.

Check all that apply.



Trail & Greenway



Sport Court



Picnic Shelter



Play Area



Multi-use Field



Stormwater Plantings

SURVEY #2 - TUALATIN BASALT CREEK PARKS PLANNING | AUG 31 - OCT 1, 2021



Off Leash Area



Natural Area



Regional Trail

4. Do you have any other input or ideas to share about the future of parks and trails in the Basalt Creek area?

5. Please share your email to stay up to date on this project (optional)

APPENDIX A: COMMUNITY ENGAGEMENT

SURVEY #2 - RESULTS | AUG 31 - OCT 1, 2021



Survey 2: Tualatin Basalt Creek Parks Planning

1. In the first survey the community deemed it important to plan for parks in developing areas, help us narrow down the reason why. From the list below please choose which option is most important to you...

Response	Choices
14.70%	Preserve, protect and enhance the environment.
15%	Plan for future trail connections and greenways.
52%	Create space for active recreation including playgrounds, sports fields and courts.
17.90%	Provide parks and recreation services to the community.

2. Using a scale of 1-5 how much do you support the overall park program described for the focus areas

AREA	5	4	3	2	1
West	80 votes	68 votes	21 votes	5 votes	5 votes
Central	93 votes	63 votes	12 votes	2 votes	8 votes
East	50 votes	66 votes	43 votes	10 votes	9 votes

3. Please choose the features you would like to see in the Tualatin Basalt Creek area.

Response	Choices
110	Trail or Greenway
103	Sport Court
99	Picnic Shelter
112	Play area
127	Mult-use Field
60	Stormwater Plantings
52	Off Leash Area
73	Natural Area
123	Regional Trail

SURVEY #2 - RESULTS | AUG 31 - OCT 1, 2021

4. Do you have any other input or ideas to share about the future of parks and trails in the Basalt Creek area?

- *Open paved or bark dust paths are ideal for all. Plantings should be far enough off the path for security and light. Info points about the site and plantings are educational and interesting. Thank you for seeking diverse input.*
- *Nope*
- *I would love to see this area help connect tualatin to regional biking/walking trails*
- *Synthetic Turf fields*
- *Must have acre wide Greenway. Wide fields of grass are huge maintenance waste.*
- *Tournament sports facilities*
- *A splash pad like Robinwood Park in West Linn would be awesome. Trails that connect into Wilsonville and up to Tualatin Community Park would be amazing.*
- *Regional trails with places to slow down and enjoy nature would be amazing. Having multi-use greenways can sometimes provide several opportunities to enjoy the out of doors (picnics, soccer, events, etc.). I've even seen parks mixed in with stormwater-related stuff. That can be a great use of already vegetated areas.*
- *Preserve habitat for displaced wildlife. This must include 5 layers of vegetation, especially preserving tall (older) trees.*
- *Any new park and trail development efforts should have minimal impact on the natural wildlife in the area, which is already being affected by development.*
- *Splash pads would be great to have. If it is possible to be (partially) powered by renewable energy (along with anything else that needs power - restrooms, trail lights, etc.) that would be great as well.*
- *Please be transparent about plans that cut through private property.*
- *Skate park and spray park*
- *Full size baseball fields to accommodate our middle schoolers who currently have no city support.*
- *Trail connections and gravel recreation trails are priorities*
- *Compared to Tualatin, the City of Wilsonville seems to have done a much better job with their parks, trails, natural areas and bikeways. Although I am a Tualatin resident, based on past performance and absent some change in priorities, the greater area that comes under Wilsonville's control, the better. Note: question 2 appears to be pretty much meaningless since anyone who favors parks and natural areas should be supportive of all opportunities based on the limited information presented. It seems like the tradeoffs between these concepts and residential/commercial development is what is of greater importance.*
- *We should preserve the wildlife and natural areas in basalt creek, leaving them as natural as possible without human foot traffic.*
- *We need more fields! Synthetic turf would be great.*
- *More multi-use field areas would be great!*
- *We don't have enough field space in Tualatin. I appreciate that these don't increase the already crappy traffic in town.*
- *We need a baseball field complex to host tournaments etc*
- *Multi use- synthetic turf would be a huge asset and benefit for our community.*
- *Turn this area into a mulitsports complex filled with a mix of softball/baseball fields and a turf field designed for football/soccer/lacrosse usage. With softball/baseball fields, tournaments can be run and teams/families from out of the area can stay in local hotels and eat in local restaurants. Thus bringing more income into the Cities.*

APPENDIX A: COMMUNITY ENGAGEMENT

SURVEY #2 - RESULTS | AUG 31 - OCT 1, 2021

- *We don't have enough field space in Tualatin. I appreciate that these don't increase the already crappy traffic in town.*
- *More sports fields are needed! we are WAY behind other communities*
- *A covered basketball court or indoor basketball facility*
- *We need more lacrosse turf fields*
- *More sports fields are needed! we are WAY behind other communities*
- *More fields for team sports*
- *Glad that park planning is being done to make the community better and allow nearby access to natural spaces.*
- *Tualatin sorely needs better parks/playgrounds. Our family always chooses to drive further to use Sherwood or Wilsonville parks. We desperately need to keep trees and green areas in tact. Especially in the east focus area. I suggest a park/green/nature area between the existing neighborhood and the new planned residential development.*
- *The area needs more lighted turf fields in order to play on year around.*
- *Playground, basketball and soccer*
- *more sports fields would be good*
- *We need more bike paths and artificial turf fields for sports.*
- *place to skate, fountain, art*
- *Like Iback and Jurgen parks*
- *soccer and futsal*
- *Try not to disturb natural habitats*
- *Sport courts, restrooms and a covered area for our kids to play in the cooler months is really important!*
- *Park with thing for kids to do*
- *skate course, water pad, fields, picnic, basketball*
- *Parks for children, families and dogs.*
- *the area needs more active sport fields for activities like lacrosse and football that aren't currently allowed on city fields*
- *no*
- *Outdoor fitness course and tennis courts*
- *I would love to see a more natural space, that works with the current environment without changing it dramatically. Trails are great, possibly a simple off-leash area, but so much of Tualatin has already been developed and urbanized - it would be great to preserve some of the natural beauty of the area. Playgrounds are nice as well, but it would be nice to see a playground that incorporates the natural environment.*
- *Would love to see connecting biking and running ways built out. Graham's Ferry between Helenius and Tonquin is unsafe.*
- *This 29 year resident of Tualatin, will be leaving (selling house) and moving as soon as development starts. This entire project is not wanted.*
- *The parks in Tualatin are lacking compared to other areas in regards to places for children to play. Would love to see more parks like the ones in Wilsonville or Sherwood*
- *Tualatin needs artificial turf fields. It would be great to have a trail system that connected to other existing trails for biking.*

SURVEY #2 - RESULTS | AUG 31 - OCT 1, 2021

- *I think Tualatin needs another turf field for youth sports. We only have the HS, and it would be great if one of the community parks had one too!*
- *Skateboard park*
- *Skating*
- *Soccer fields, basketball courts and skate park. Playgrounds for little and bigger kids.*
- *Trail to go places connecting to sidewalks in Wilsonville*
- *No parks or trails*
- *City park*
- *baseball, softball, football, and soccer fields for children*
- *Children, dogs, families*
- *We live in Basalt Creek and sorry some of the old timers gave you a bad time at the Iback park meeting. We do not all feel this way. Thanks for give us information and answer questions.*
- *Playgrounds*
- *Fields, trails, courts and playgrounds*
- *Prefer a natural area without dogs*
- *The Basalt Creek area is currently home to deer, eagles, hawks, raccoons, and many other animals. It would be nice to continue to have space for those animals to exist up and down the creek. I believe regional trails are a great way to encourage alternative transportation idea and recreation. Graham's Ferry already has a significant number of bike riders that are willing to risk that we don't have bike lanes, it would be great to see this expand with safer routes.*
- *fitness course, skating, water park, climbing wall, soccer field, baseball field*
- *Parks and Trails*
- *Community Gardens*
- *Need more fields, serious lack of fiends. More practice, game and lite fields.*
- *Also need skating and spray pad*
- *Fields for soccer and softball. Real shortage of fields. Kids practice on fields with holes and little more then dirt.*
- *tennis and pickleball courts, things for kids to do*
- *Wading pool*
- *shortage need soccer fields & playgrounds*
- *Promote walking with grocery that is a neighborhood store. Promote walking in nature. Promote home landscapes to embrace native plants and connect with green space plants; avoid lawns and required maintenance, chemicals. Educate about local wildlife, coexisting.*
- *Fields and court, Tualatin has enough nature area that no one can use.*
- *More courts for basketball, tennis and pickleball. Not enough pickleball courts cause players from LO and WV taking play time.*
- *Good plan, but have stuff for people to do, and not to look at.*
- *need more parks they are to crowded and cant use*
- *Just like Jergens*
- *Tennis courts since pickle ball is taking them all. Its not even an olympic sport!*
- *Swimming pool*
- *Local Team Handball team needs sport court space large enough for their practices, as a growing sport in the US, itâ€™s a great investment for local sports and kids.*

APPENDIX A: COMMUNITY ENGAGEMENT

SURVEY #2 - RESULTS | AUG 31 - OCT 1, 2021

- *Tualatin is in desperate need of permanent pickleball courts!!! Lake Oswego and West Linn both have them and we should too! They are constantly crowded and it is so frustrating to have to put up temporary nets and hope someone is there that knows the code for the lock box*
- *Please focus on accessibility for those with disabilities. Please consider if a wheelchair could handle terrains. Please invest in equipment that everyone can enjoy, even those who may not have the ability to sit up on their own (multiple platform swings)*
- *We need more nature oriented walking trails in this area!*
- *fitness course, playground, basketball court, tennis court, picnic tables, grill*
- *Would love to see the east area stay forested along Norwood road, space between the existing neighborhood across the street would be ideal for current and future residents in the area.*
- *sports fields and courts with fitness course trail*
- *soccer and basketball*
- *skate course, tennis courts, basketball court, playground, picnic tables & grills*
- *I support play structures, off leash areas, and fields in geographically suited and environmentally responsible locations*
- *Fix the problem of the sound of guns being fired at the Tri County Gun club, or the Basalt Creek park will sound like a war zone.*
- *Splash park and art*
- *Playgrounds, sports fields and courts.*
- *Tualatin needs youth sports fields. There are not enough and we use crappy school fields that are dangerous. Basketball courts and skate area for kids.*

WEBSITE ENGAGEMENT COMMENTS | MAY 5 - OCT 1, 2021

CITY OF TUALATIN WEBSITE ENGAGEMENT COMMENTS



Do you have ideas for the future of parks in this newly growing area? Tell us what you want to see for the Basalt Creek Parks Plan!

- 5+ miles of trails for running/walking through nature; a playground suitable for school-age children; fields for sports use
- Please, please build an outdoor lap and recreation pool!!
- Include large enough natural areas to provide families and wildlife enough space to enjoy nature (greenways, connectivity)
- More places to walk away from cars, running trails that connect to other areas, and peace and quiet.
- Tualatin could use a park with three or so miles of nature walking trails.
- Hiking! It is very difficult to find hiking close to the I-5 corridors,... nature trails for all ages and dogs would be great.
- Large splash pads and dog parks. Covered, outdoor racquetball courts. Exercise trails. Soccer/baseball fields.
- A path/sidewalk connection to Ibach and new park
- South metro sports complex. The THPRD complex alone has more sports fields than the entire city of Tualatin (and possibly)
- A nice big play structure playground with splash pad would be great for families. Bike/walking nature trail also
- A playground and trails would be great-
- This also mentions a Community Park how would that be constructed? Would there be classes and rooms available for the Community
- Have not formed personal park ideas. I live in the area and we're quite interested to see what planners are thinking. Many options
- More park space like Browns Ferry Park! Natural areas not lawns.

APPENDIX A: COMMUNITY ENGAGEMENT

WEBSITE ENGAGEMENT COMMENTS | MAY 5 - OCT 1, 2021

CITY OF TUALATIN WEBSITE ENGAGEMENT COMMENTS

- I would love to see more trails that connect up with existing city trails, sport courts, covered picnic areas, and ball fields.
- Would love to see connecting biking and running ways built out. Graham's Ferry between Helenius and Tonquin is unsafe.
- Turf fields!!
- Please build turf fields that allow for multiple sports to be played year-round.
- I'd love to see some version of a nature playground.
<https://www.bendparksandrec.org/park/rockridge-park/> is a great example!
- Playgrounds, basketball court, fitness course equipment, and disk golf.
- Skate Park
- More connected hiking trails.
- Preserve canyon.
- Greenway areas that connect existing and new parks, as well as preserve the value of homes currently bordering natural areas.
- The best park I have been to is the Sam Johnson Park in Redmond. Inspiration can certainly be found there!
- Dog park with grass (not wood chips), water, shelter, walking path. Nature trails along creek with plant ID stakes.
- Please see email, only one line of text is accepted here.
- Playground, basketball court, picnic tables
- Picnic places and playground and field
- Basketball Courts
- Walking paths, playground, skate park, basketball
- Things for kids to do
- playground, trail, skating, basketball, splash pad, picnic covering
- Trail, play area, skateboard ramps, grass, picnics
- Fitness course and basketball hoops
- outdoor swimming pool, spray pad, childrens playground, sports field, picnic area
- bocce ball court, tennis courts, soccer field
- park with childrens playground and basketball court for teenagers
- Childrens play ground, sports field, picnic tables, walking trail, fountain kids play in
- Parks and trails
- Games for the grand kids to play, and benches for old people to sit.
- A park for all ages and many things to do.
- things to climb on at playground and climbing wall
- fustal courts, community gardens, playgrounds
- Protect canyon/trails; 30 acre park with sports fields, playgrounds, trails; N/S off road multi-use paths; bike lanes; art
- We need a large sports complex. Every city around us has one. Tigard just improved Cook park. Newberg's are booked everyday.
- Playing fields especially turf fields for youth and adult sports

WEBSITE ENGAGEMENT COMMENTS | MAY 5 - OCT 1, 2021

CITY OF TUALATIN WEBSITE ENGAGEMENT COMMENTS

- Disc golf course! Forested holes at 350' range for challenge & more dynamic course. Wide open=boring. Water hazards=lost discs.
- Would love to see connecting biking and running ways built out. Graham's Ferry between Helenius and Tonquin is unsafe.
- Eugene has some wonderful dog parks, that are a pleasure for both people and dogs to be in. trails, shade and sun, open/wooded
-
- Native plant garden with access for Indigenous communities to have an opportunity to create and participate in a shared space.
- Preservation of green space and natural features, natural areas, trails

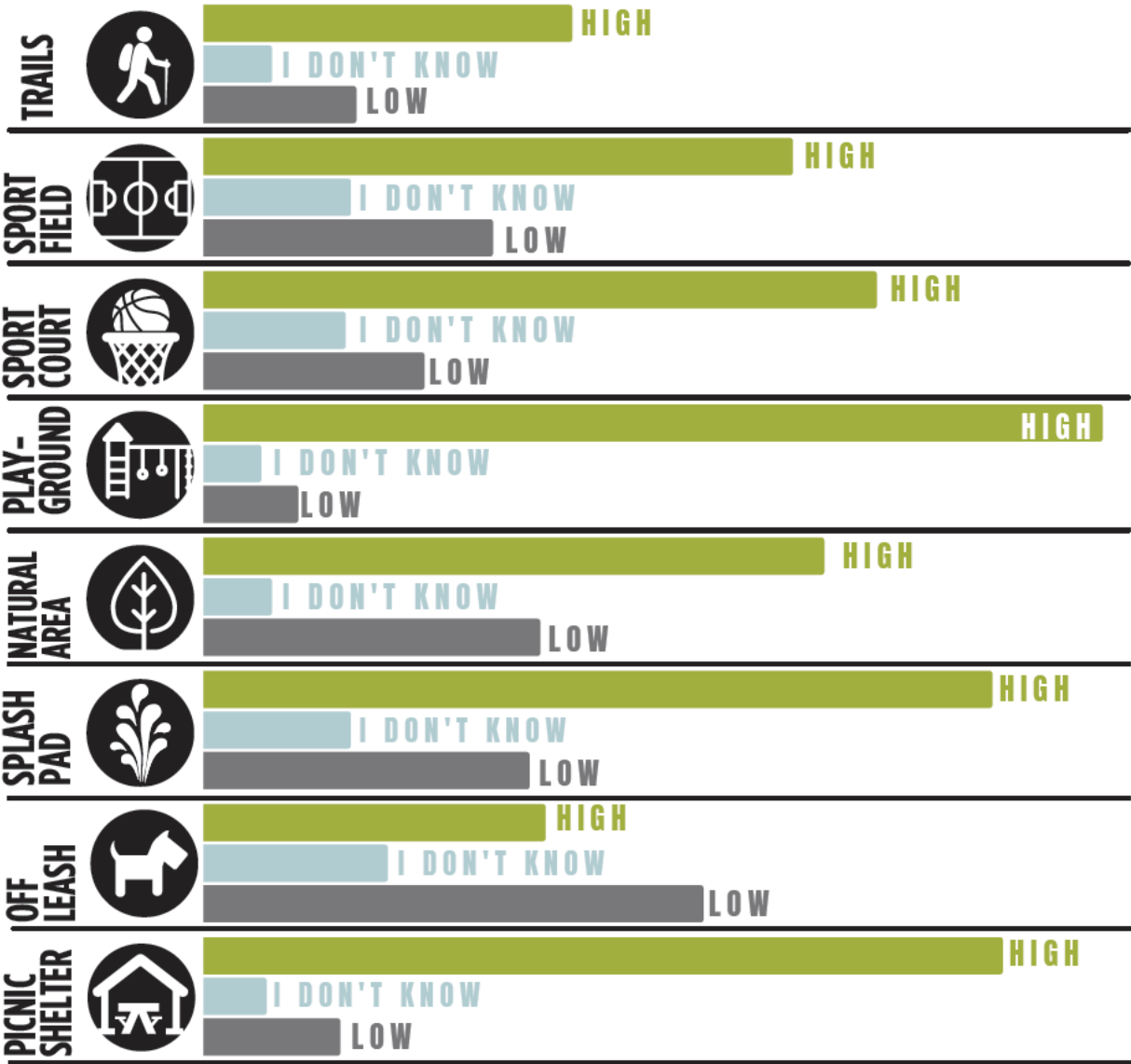
APPENDIX A: COMMUNITY ENGAGEMENT

BASALT CREEK - PRIORITY RESULTS | OCT 2021

PARK PROGRAM PREFERENCE ACTIVITY

COMMUNITY ENGAGEMENT RESULTS

What is your priority for each of the following types of features in the new Basalt Creek Park?



BASALT CREEK - PRIORITY RESULTS | OCT 2021

PARK PROGRAM PREFERENCE ACTIVITY

COMMUNITY ENGAGEMENT RESULTS

In your opinion, why is it important to plan for future parks in developing areas?



APPENDIX A: COMMUNITY ENGAGEMENT

TUALATIN TODAY NEWSLETTER | NOV 2021

11/19/21, 8:56 AM

Leaves, Lights and Letters

November 2021 LIBRARY CALENDAR BILL PAY POLICE PARKS/REC



Review the Draft Basalt Creek Parks & Recreation Plan

The exciting process of planning for parks and recreation in the Basalt Creek area is now in the final stages. Later this month, the community will have an opportunity to review a draft of the area parks plan and share feedback by taking a brief survey before it is complete. This next step will result in a big-picture plan to address the parks and recreation needs of the expanding community. Please be sure to visit the website between Friday, November 12, and Friday, December 3, to view the draft and take the survey.

EXPLORE TUALATIN NEWSLETTER | NOV 2021

EXPLORE TUALATIN NOW!

City of
TUALATIN
Basalt Creek
PARKS & RECREATION
PLAN

CITY OF TUALATIN
Basalt Creek
PARKS & RECREATION PLAN

Draft - November 2, 2021

REVIEW THE DRAFT BASALT CREEK PARKS & RECREATION PLAN

The exciting process of planning for parks and recreation in the Basalt Creek area is now in the final stages. A draft of the plan is ready for the community to review and share feedback on the project website. This next step will result in a big-picture plan to address the parks and recreation needs of the expanding community. Please be sure to visit the website between Friday, November 12 and Friday, December 3 to view the draft and take the survey.

APPENDIX A: COMMUNITY ENGAGEMENT

SOCIAL MEDIA - FACEBOOK | NOV 13, 2021


 **City of Tualatin - Government** added a new photo.
Published by Hootsuite - November 13 at 10:00 AM

The exciting first steps of planning for parks & recreation in the Basalt Creek area is in the final stages. We invite you to view the draft of the plan to address the parks & recreation needs and desires of the growing south Tualatin community and take the last survey to share your thoughts. Do not miss this opportunity to be heard! <https://www.tualatinoregon.gov/.../basalt-creek-parks...>



The poster features a stylized mountain range in shades of green and yellow on the left. On the right, it displays the City of Tualatin logo, the text 'City of TUALATIN Basalt Creek PARKS & RECREATION PLAN', and icons for a park bench, a baseball, a bicycle, and a soccer ball. The main text reads 'CITY OF TUALATIN Basalt Creek PARKS & RECREATION PLAN' and 'Draft - November 2, 2021'.

479 People reached 27 Engagements - Distribution score [Boost post](#)

 1

EMAIL NOTIFICATION - BASALT CREEK SURVEY 3 | NOV 12, 2021

11/16/21, 10:45 AM

Constant Contact



Thank you for your interest in staying connected with Tualatin Parks & Recreation on the Basalt Creek plan.

We are excited to share that a draft of the plan to address the needs and desires of the community in the Basalt Creek planning area has been completed. The draft is the result of months of public outreach, and research to develop site acquisition criteria and recommendations, community engagement to develop park design ideas, plus a plan for implementation. As you know community input has been an important part of this process, and we are once again checking in to make sure we heard the community.



To do this we are asking community members to review the draft of the plan and share feedback by taking a survey. Beginning Friday, November 12 through December 3, a final survey will be available on our website for community members to share their thoughts on the plan before it is presented to City Council for consideration in January. We invite everyone to review the plan and then take the survey to share your thoughts!

Visit the Website to view the plan & share your feedback!

City of Tualatin | Mailing: 18880 SW Martinazzi Ave., Physical: 8515 SW Tualatin Rd., Tualatin, OR 97062

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APPENDIX A: COMMUNITY ENGAGEMENT

SURVEY #3 - BASALT CREEK PARKS & RECREATION DRAFT PLAN

NOV 12 - DEC 5, 2021

Basalt Creek Parks & Recreation Draft Plan Survey

Final Survey

Thank you for taking the time to review the Tualatin Basalt Creek Parks & Recreation Draft Plan. This draft is the result of a planning process that began in the spring involving the steps diagramed below including asking you to share their thoughts and ideas. We are once again checking in and asking you to share feedback on the draft by taking this survey.

SURVEY #3 - BASALT CREEK PARKS & RECREATION DRAFT PLAN

NOV 12 - DEC 5, 2021

If you missed the opportunity to view the draft, please revisit our website or view it directly here:

https://www.tualatinoregon.gov/sites/default/files/fileattachments/parks_and_recreation/page/46491/basaltcreekprp_2021-1102_draft.pdf



Do you have any thoughts about the plan you would like to share?

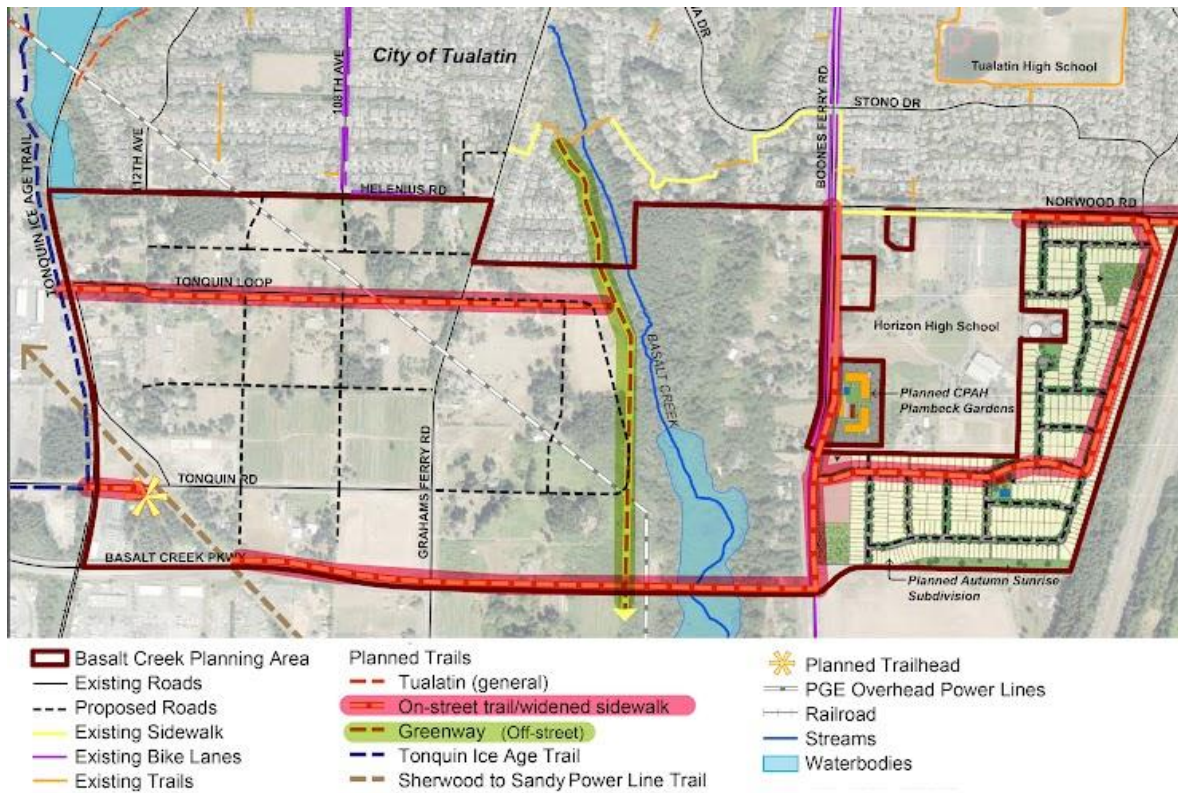
Your answer

APPENDIX A: COMMUNITY ENGAGEMENT

SURVEY #3 - BASALT CREEK PARKS & RECREATION DRAFT PLAN

NOV 12 - DEC 5, 2021

Trail Concept Plan: In addition to the regional trails planned by metro, a set of local pathways are proposed as part of the plan. They will connect residence, employees and community members. After viewing the map below, please let us know your level of support for the local pathways.



Supportive Neither Unsupportive

On-Street trail/widened sidewalk (pink highlight)

Greenway Off Street (green highlight)

SURVEY #3 - BASALT CREEK PARKS & RECREATION DRAFT PLAN

NOV 12 - DEC 5, 2021

Do you have any additional thoughts you would like to share about the trail concept plan?

Your answer

The plan includes different park example designs to give ideas on what a future park might be like. If you could chose one of the four park design ideas, which would you select? (Larger images can be found here on our website: https://www.tualatinoregon.gov/sites/default/files/fileattachments/parks_and_recreation/page/46491/example_park_designs.pdf)



Typical 10 acre site: linear/sloping



Typical 10 acre site: linear/flat



Typical 10 acre site: square



Typical 5 acre site

APPENDIX A: COMMUNITY ENGAGEMENT

SURVEY #3 - BASALT CREEK PARKS & RECREATION DRAFT PLAN

NOV 12 - DEC 5, 2021

Why did you select the park example design you chose?

Your answer

Once land has been acquired there will be a community planning process to select the elements for a future park. The community will chose items such as a playground, sport court, trails, picnic shelters, natural area, green space etc. Is there an element you feel should be added to the list?

Your answer

Submit

Clear form

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Google Forms

WEBSITE BANNER - DRAFT PLAN REVIEW & SURVEY | NOV 2021



APPENDIX A: COMMUNITY ENGAGEMENT

SOCIAL MEDIA - FACEBOOK | NOV 26, 2021

City of Tualatin - Government
 Published by Hootsuite · November 26 at 1:00 PM · 🌐

Have you read it yet? The exciting first steps of planning for parks & recreation in the Basalt Creek area is in the final stages. We invite you to read the draft plan to address the parks & recreation needs and desires of the growing south Tualatin community. Then take the survey to share your thoughts with us, visit <https://www.tualatinoregon.gov/.../basalt-creek-parks...>

454
People reached

9
Engagements

—
Distribution score

Boost post

🔴 1

SOCIAL MEDIA - FACEBOOK | DEC 3, 2021

 **City of Tualatin - Government** added a new photo.
Published by Hootsuite · December 3 at 9:01 AM · 🌐

Have you reviewed the draft of the Basalt Creek Parks Plan & taken the survey? If not, great news! The timeline has been extended until Sunday Dec. 5 to make sure everyone has time to share feedback. Visit our website to review the plan & take the survey:
<https://docs.google.com/.../1FAIpQLSdOKR4RsyLUIV.../viewform>



605 People reached 46 Engagements - Distribution score [Boost post](#)

👍 2 1 Share

👍 Like 💬 Comment ➦ Share

APPENDIX A: COMMUNITY ENGAGEMENT

EMAIL - LAST CHANCE DRAFT PLAN REVIEW & FINAL SURVEY, DEC 2021



Have you had a chance to review the draft of the Basalt Creek Parks Plan and take the final survey? If not, great news! The timeline has been extended to make sure everyone has time to share their feedback with us. If you have taken the final survey, thank you so much for your time and connecting with us.

View the draft & take the survey on or before Sunday, December 5.

Please don't miss the opportunity to view draft of the plan to address the needs and desires of the community in the Basalt Creek planning area. It is the result of months of public outreach, and research to develop site acquisition criteria and recommendations, community engagement to develop park design ideas, plus a plan for implementation. Community input has been an important part of this process, and we invite everyone to review the plan and then take the survey to share your thoughts!



City of Tualatin | Mailing: 18880 SW Martinazzi Ave., Physical: 8515 SW Tualatin Rd., Tualatin, OR 97062

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**SURVEY #3 RESULTS - BASALT CREEK PARKS & RECREATION DRAFT PLAN PUBLIC
REVIEW & SURVEY INPUT | NOV 12 - DEC 5, 2021**

**Basalt Creek Parks & Recreation Plan Draft
Public Review and Survey Input**



1. Do you have any thoughts about the plan you would like to share?

- playgrounds, picnic shelter and sports fields
- You apparently forgot about the community need and desire for sports fields/complex.
- Good Plan!
- Pickleball is very popular in this area. From serious player, to social players, and families. Many cities are putting in "dedicated" pickleball courts, with permanent nets. As an avid pickleball player, I see the need for these dedicated courts. Families are more likely to play pickleball if they do not have to set up a net. I see families play at George Rogers park in Lake Oswego on their dedicated courts. It adds to a vibrant community, and is such a fun way for residents to get outdoors and get exercise. For the amount of use these dedicated courts would get, it is well worth the investment. Thank you. Barry Berger Tualatin resident.
- WOW! An amazing amount of thoughtful work. I delight in seeing accessibility being throughout the plan
- Thank you for providing an opportunity to comment on the plan. It appears to be a thoughtful plan that will be visionary and worthwhile IF you secure the parkland before it develops. Otherwise, there will have been a wasted opportunity to improve the livability and quality of life for the residents and people who work in this area of the Tualatin community.

Natural areas and right of way for road(s) and trails adjacent to the main park need to be in addition to the developable acreage you are planning for the main park facilities, which is too small. Please use public art to inspire and interpret the trail and park development.

- Comprehensive plan for parks
- This plan looks awesome! I am thrilled that a park will be created in this area!!
- Comprehensive and well done plan with good public involvement.
- Goal 3 is not achieved by the draft plan. Particularly the goal to "conserve and restore natural areas to support wildlife." Wildlife require areas free from human disturbance to complete their life history needs, as well as habitat to move throughout the landscape. Your plan discusses connecting trails, but not connecting key habitats to facilitate wildlife species movement, which is critical with our changing change. Undercrossings and overcrossings are essential for species movement, in addition to connecting habitats.

APPENDIX A: COMMUNITY ENGAGEMENT

SURVEY #3 RESULTS - BASALT CREEK PARKS & RECREATION DRAFT PLAN PUBLIC REVIEW & SURVEY INPUT | NOV 12 - DEC 5, 2021

- Need more multi-use synthetic turf fields. Tualatin is far behind most other communities.
- I am so happy to see that there is a planned park in South Tualatin. As an avid runner and cyclist we are very excited to see new trails as well.
- Connecting parks and/or greenspaces with trails is of high-importance to me. I really like the idea of staying on a trail and moving between these types of places. Often, it's the trail walk I enjoy the most about a park. The paths don't need to be large, just continuous and contiguous between the parks and/or greenspaces. Some observational stopping points and/or benches along these trails would be a plus.
- comprehensive
- Quiet surprising and disappointing that half of the park site option proposals are in area designated to be manufacturing.
- good plan
- More fields not unusable nature land
- Great!
- Parks that have playgrounds, fields, courts and other things that kids can do
- I believe this was already factored in. Making sure bike lanes are included in the plan to connect Wilsonville, Sherwood and Tualatin.
- Good job, good plan.
- I see a miss in this plan for the West section. Safe walking and biking accessibility to the newly proposed trail system coming from the Ibach neighborhood. To be more specific, Graham's Ferry needs sidewalk and a bike shoulder developed to make it walk/running and bike friendly. There is a nasty bottleneck between Tonquin Loop and Tonquin road on Graham's Ferry that is not safe for biking or walking/running currently.
- okay
- Tualatin desperately needs dedicated pickleball courts not courts that will be shared with other sports! There is already dedicated tennis courts and futsal courts in the area but no dedicated pickleball courts! As a long time resident of Tualatin I would like to be able to play where I live instead of driving to LO, West Linn, or other areas
- Well thought out plan
- Without physically visiting the physical site I feel I am somewhat blind/ignorant. I am not all in support of the bridge over the creek. There are pollution and noise issues in addition to traffic congestion that are not addressed. How will nature trails/expanded walkways cross busy streets? P.22 How will the park and connecting trails address traffic congestion? I love that throughout the plan the goal is to meet neighborhood, employee and community needs. P.28 Should the legend cover almost a quarter of the map? P.98 Stormwater facilities on the east side; does the land itself transfer to the city? In other words, the city maintains them do they also own the facility land? Please use my personal email: [REDACTED]
- no
- Make Boones Ferry wide enough to accommodate more traffic lanes. More lanes are needed for existing traffic, which will drastically worsen with new home sites.
- It makes sense to divide the area into three sections given the vast difference in terrane and intended use. I want more information about how the parks and trails (regardless of them being created and operated by the HOA's) in the new development will be connected to and accessible by the existing neighborhoods (especially Norwood Heights).

SURVEY #3 RESULTS - BASALT CREEK PARKS & RECREATION DRAFT PLAN PUBLIC
REVIEW & SURVEY INPUT | NOV 12 - DEC 5, 2021

- The plan looks like it does a good job of taking into consideration how to develop the land in a friendly way for both cars and people!
- Appears to be a comprehensive plan.
- Well thought out
- Tualatin lost out on an opportunity to create multiple multi-use synthetic fields. We are continuing to fall behind surrounding communities.
- Need more sports fields.
- Thank you for all the work on this. I believe we need more turf fields for youth sports.
- We have to prioritize our youth sports. Having multiple sports fields will enhance these parks even more.
- Great connectivity and park ideas
- Very excited to see this plan come to fruition !
- Yes - this needs to have baseball fields / soccer fields. Not just 1 field. Our city lacks sports facilities for our youth.
- More sports fields!!!!
- I am really disappointed that there are not plans for a multiplex baseball field/ lacrosse or soccer. There is plenty of space and the city of Tualatin's little league fields for youths sports is subpar. The surrounding cities, Clackamas, Sherwood, West Linn all have beautiful turf complexes that allow their youth to play outdoors longer than our muddy fields. I would like Tualatin to focus more on our youth. Tualatin has done a great job of having nature parks and walking paths. We need a place where our youth can play that isn't underwater more than half the year. A place that brings people from out of town into our city. The addition of a youth sports complex could bring growth to small businesses during weekend tournament. I think it is a mistake to ignore the opportunity to create a place for children to learn to be a team. I understand not everyone loves sports, I myself was not the best athlete. What I have learned it that youth sports give kids confidence, help foster friendships, help create a sense of community and responsibility. Please consider modifying the plans to help expand opportunities for our youth.
- This plan needs a revision. We as a city a far behind others in this area when it comes to usable space for kids to play sports and be active year round. We need multiple turf fields, a baseball softball complex, and as many milt use spaces as you can fit. Tualatin is the laughing stock when you travel around the state to play tournaments or to be active year round without being in three feet of mud. Bring in teams year round which brings in revenue and keep our kids playing in town instead of looking for club teams down the road.
- Love parks!
- There should be more sports field for soccer. The areas that our kids currently play are less than ideal during the fall and winter months. It was so bad this year that practices were cancelled because of the poor field conditions.
- Okay plan
- The plan is complete and comprehensive.
- The city needs a sports complex. Not any of the proposed options.
- This plan has missed the mark. Our community must put our youth sports as the top priority. Create a sports complex that helps make Tualatin an attractive place to raise families.
- Please create a sports complex.
- No thoughts to share

APPENDIX A: COMMUNITY ENGAGEMENT

SURVEY #3 RESULTS - BASALT CREEK PARKS & RECREATION DRAFT PLAN PUBLIC REVIEW & SURVEY INPUT | NOV 12 - DEC 5, 2021

2. Trail Concept Plan: In addition to the regional trails planned by metro, a set of local pathways are proposed as part of the plan. They will connect residence, employees and community members. After viewing the map below, please let us know your level of support for the local pathways.

	Supportive	Neither	Unsupportive
On-Street trail/widened sidewalk (pink highlight)	69	6	5
Greenway Off Street (green highlight)	71	7	2

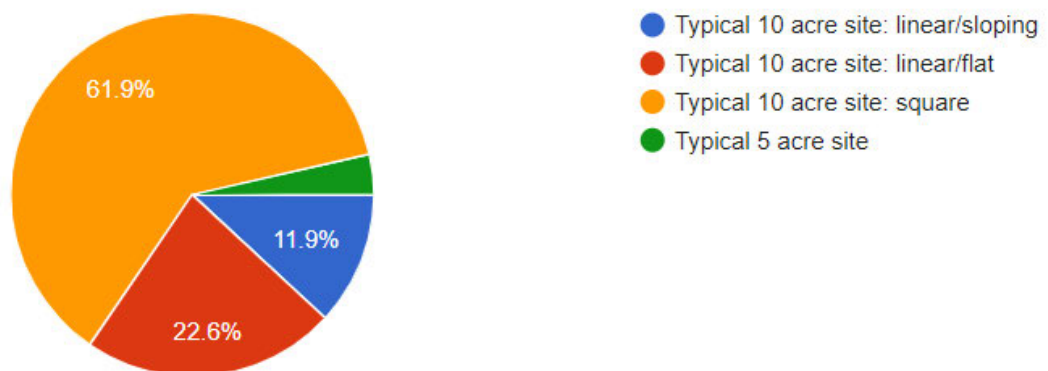
3. Do you have any additional thoughts you would like to share about the trail concept plan?

- Build as soon as possible
- I am a walker, and always delighted to have safe walking paths to explore
- I think we have plenty of trails now.
- Ensure the off-street, separated trails are built when the roads are developed. Ensure the relatively flat hard surface is about 16 feet wide for safety and enjoyment of the many users the facilities will support. Design the street lighting to adequately light the pathways as well since the they are an integral part of the transportation system.
- Good plan
- Looks great!
- Good trails plan with connectivity.
- good
- Your definition of 'trails' should not include sidewalks. It is deceiving when you talk about the 'trails' in your plan. The term 'trails' should be restricted to pathways that do not have, and are not adjacent to, motorized vehicles or roads (e.g., walking trails through natural areas).
- We really do need a bike lane on Grahams Ferry from Victoria Gardens to Tonquin. That sections is very dangerous for walkers and cyclists.
- The best part about trails is getting away from traffic and "noise" (at least as much as possible). Aside from general pedestrian mobility/convenience, planning for "trails" next to semi-trucks and heavy traffic doesn't sound too appealing.
- build it
- Good plan
- Parks that have fields and courts, not trails
- Good plan
- I would say more access points to the west sections of the trail via walking/running from the Ibach neighborhood.
- good
- Good plan
- Connected trails are great! Trees and native plants.
- no
- Want the on-street section to connect across Norwood and onto 89th

SURVEY #3 RESULTS - BASALT CREEK PARKS & RECREATION DRAFT PLAN PUBLIC REVIEW & SURVEY INPUT | NOV 12 - DEC 5, 2021

- NA
- Good connections for walking
- Appears to connect to places.
- Looks like people can get around
- Off street pathways open up opportunities for biking in particular that can reduce car/bike accidents. In favor of both, but lean towards off-street.
- We need more synthetic turf fields and pickleball courts.
- We already have enough parks. Need more sports fields.
- Trails look good.
- Connecting the trail system to potential stops at local coffee shops, breweries, cafes, farmers market, or food card pod would be a great way to make Tualatin an even more livable and lively city.
- Connectivity is good
- Less road trails so kids /dogs can be free and not have to worry about speeding cars
- Please make sure to minimize damage and disturbance to the Koller wetlands, but also please make the gun range close because it is terrible.
- More off street trails, PLEASE!
- More trials are not needed - better playgrounds and sports facilities for our youth is needed
- More sports fields!!!!
- We are not hurting for more trails and people to maintain this spaces.
- Love it
- Good
- You need a trail plan for the whole city. Not just new areas!
- Trails to a sports complex would be great.
- Nothing to share

4. The plan includes different park example designs to give ideas on what a future park might be like. If you could chose one of the four park design ideas, which would you select?



APPENDIX A: COMMUNITY ENGAGEMENT

SURVEY #3 RESULTS - BASALT CREEK PARKS & RECREATION DRAFT PLAN PUBLIC
REVIEW & SURVEY INPUT | NOV 12 - DEC 5, 2021**5. Why did you select the park example design you chose?**

- I like the ability to incorporate sports or group activities, a field like the lush farms soccer field would be amazing and maybe a future option if the land is prepared for that.
- Playground, courts, sport field
- The only example with a sports field
- I like it that way!
- Most space for things to do.
- Like the more naturalized character of this option.
- No strong feelings
- It's the only concept that seems to have enough space to support youth sports. Considering you would be placing the park on the opposite side of a natural barrier from the residential neighborhoods, I can't see why you would want either sport courts or a "play area". This is very confusing considering the NEED for sports fields in the community.
- Based on the designs options presented, the square is the only shape and size that can accommodate multipurpose sports fields as well as all the other types of facilities shown in the small linear design concepts. Even at that, 10 acres is way too limited to meet the needs of this part of Tualatin and in the future people will wish you had the foresight and vision to at least double the size when you had the chance
- The linear options are fine as additional parklands only after the larger more useful site has been acquired. They can be very useful for those who don't live within a 5 minute walking distance to the main park where most of the bigger gathering will occur
- Playgrounds, picnic shelters, and trails
- Best one
- I chose option 2 because it utilized the full 10 acres and had options for larger recreational areas.
- It provides a better balance of recreational use and conservation (wildlife and ecological functions). It would be the best solution to meeting your 3 goals.
- We think that an additional field is a good idea.
- I think this area has some slopes to it already (down to the creek), so it makes sense to maintain the banks and build with them, rather than against them. I also like the idea of walking "deeper" into the park as this tends to push further away from the roads and can make me feel like I'm closer to nature.
- best chance for soccer fields, basketball courts, playground and picnic place
- Property funding, maintenance and amenities could be more readily funded without as much dependence on additional city revenue
- place for fields
- Best one
- playgrounds
- Big field
- It shows more trails than the square.
- Good plan
- best one
- Whichever one can allow for pickleball courts
- Something for everyone
- One can see far across the park, making it feel expansive. Can view more of the park offerings from alone spot.

**SURVEY #3 RESULTS - BASALT CREEK PARKS & RECREATION DRAFT PLAN PUBLIC
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- layout
- Sloping allows for geographical change, Scenic views
- Allows for more overall usable space
- I like the idea of supporting a large amount of recreation as well as making it seem extra friendly for families with young children
- Seems to be a good one.
- Don't know
- Like the option that has a dedicated field space. Great for impromptu games of soccer or ultimate Frisbee.
- Sports Field
- We need more synthetic turf fields and pickleball courts.
- Only one that includes sports field...but need more of them. Not just one.
- The only one that included what our city needs....sports field. However, one field is not enough.
- It's somehow the only one with a sports field.
- There is space created for a sports field.
- Sports field and multiple parking lots
- I thought it or the 10 acre square sight gave the most flexibility and accessibility.
- Like it
- Most inclusive to all walks of life (pun intended)
- Maintains the most existing trees.
- Tualatin desperately needs more outdoor sports options for kids. More basketball courts, baseball field options, more opportunities/locations to play
- not enough parking to have a large sports field on the 10 acre square site. Prefer some sloping for visual interest
- most stuff
- Because you can fit a baseball / soccer field complex
- More sports fields!!!
- Would like to see an example with a new concept. This looks like Jurgens. Take this opportunity to create something Tualatin does have. Add multiple soccer fields or a four plex baseball/softball area for youth. Adults have opportunities to play tennis and pickle ball at Jurgens. Please make our town competitive with the surrounding towns that put their youths needs first.
- Sports fields
- Great park design but not what we need.
- Just like it
- Best field
- I think they all are terrible. Tualatin needs more sports fields why not put some in the area
- This plan has the most things for family to do.
- We are in desperate need of additional sports fields for our youth. It is so important to give kids the opportunity to play different sports but that will never happen if there aren't enough fields to go around for the different sports. The spring is especially hard because there's softball, baseball, lacrosse and soccer all needing a place to practice/play and the grass fields are unusable until the end of March usually.
- The stuff in it.
- Sloping

APPENDIX A: COMMUNITY ENGAGEMENT

SURVEY #3 RESULTS - BASALT CREEK PARKS & RECREATION DRAFT PLAN PUBLIC REVIEW & SURVEY INPUT | NOV 12 - DEC 5, 2021

- More sports field space.
- Has 1 sports field. However, we need to make more sports fields a priority.
- Please read what the majority of the comments focus on...youth sports.
- 1 of the 4 options actually has a sports field in it.
- Best for walking
- I don't like a steep slope so I picked the flat.

6. Once land has been acquired there will be a community planning process to select the elements for a future park. The community will chose items such as a playground, sport court, trails, picnic shelters, natural area, green space etc. Is there an element you feel should be added to the list?

- playground, trails, area for sports
- Sports complex
- I don't understand why their are less parking spaces for a 10 acre plot then a five acre plot?!?
- Skate park, basketball courts, fitness course
- As I mentioned before, "dedicated" pickleball courts.
- NO. Just Sports Fields! Every site plan I see here has a lack of parking and a lot of unused space. If you are adding a bunch of new people to the area shouldn't you proportionally add parks area?
- Large, multipurpose, and versatile sports fields with adequate parking are required to meet community needs. Provide night lighting if not located next to residential areas, otherwise don't. Wide pathways in parks link the facilities and are attractions in their own rite by supporting walking and a safe place for children to ride bikes. And, as mentioned parks are a great place to integrate public art to enhance all the users experience.
- Water park. Something like the commons.
- No, you have an inclusive list already!
- Yes.
- skating and spray park
- more fields
- Skating area and spray park
- community gardens
- Easy bike accessibility
- Fitness course
- Dedicated pickleball courts please!
- Native plant garden, share plants. Water feature for children.
- soccer fields and skating
- Natural playground/play areas (as seen in several adjacent cities), refuge or wildlife habitat viewing area, area to acknowledge and teach about native land and original/rightful inhabitants
- This all sounds great, can't think of any additional elements currently.
- Sports courts and fields
- Playgrounds
- Things find at other parks.
- Things for kids and family's to do.
- Tennis and pickleball courts (set up for both, combined is good)

**SURVEY #3 RESULTS - BASALT CREEK PARKS & RECREATION DRAFT PLAN PUBLIC
REVIEW & SURVEY INPUT | NOV 12 - DEC 5, 2021**

- Synthetic turf sports complex
- We need more synthetic turf fields and pickleball courts.
- Need more sports fields.
- More sports fields.
- A sports complex
- A sports complex. Not just 1 field.
- Splash pad, art features, and modern playground
- Splash pad
- BMX track
- Skating
- Chess area :)
- Wetlands/preserved natural areas.
- Splash pads for summer play
- covered picnic/rest area, safety lighting at night
- futsal courts
- Baseball and soccer turf fields. This can be used for softball, football, lacrosse, camps, and any outdoor fitness training.
- More sports fields!!!
- Turf baseball complex
- Baseball softball field
- Youth baseball/softball complex turf
- Juniors/seniors field with soccer fields and tball fields in the outfield
- Multiple soccer/football lacrosse fields
- Multi use turf fields for recreation
- Frisbee golf
- Love it
- More space for soccer fields.
- More soccer and sports fields. Kids are playing on poor park and school fields. City needs safe year round fields for kids.
- Baseball fields, soccer fields
- Bigger playgrounds, more basketball courts, a skating place and fountain and wading pool for kids.
- Yes, we desperately need a public (non school district) multi-use turf field with lights similar to Snyder Park in Sherwood and Hazelia Park in Lake Oswego. Additional futsal courts would be great as well.
- Vegetable gardens and butterfly garden.
- Trees
- No. Seems like what is at other parks.
- Sports complex!
- Sports complex!!
- A multi-use sports complex that would bring families and revenue to Tualatin.
- Thanks for listening
- Tualatin parks really need to step it up. Play structures need to be well thought out.

APPENDIX A: COMMUNITY ENGAGEMENT

SURVEY #3 RESULTS - BASALT CREEK PARKS & RECREATION DRAFT PLAN PUBLIC
REVIEW & SURVEY INPUT | NOV 12 - DEC 5, 2021**Basalt Creek Draft Plan Comments**
(Emails & Phone Calls)

#1 - 11/12/21 – Eric Johnson with property in the Tonquin Industrial Group area called to say he does not want trail to be shown on his property. This is the Metro proposed Sherwood to Sandy trail under the Bonneville Power Lines. Rich Mueller contacted Eric Johnson back with information on the origin of this trail and that the plan will only show this in the Basalt Creek planning area, and removed from his property.

#2 - 11/22/21 – John and Grace Lucini email with response:

From: Rich Mueller

Sent: Tuesday, November 30, 2021 3:56 PM

To: G Lucini [REDACTED]

Cc: Ross Hoover <rhuover@tualatin.gov>; John Lucini [REDACTED]

Subject: RE: Submission of Citizens Comments- Basalt Creek Parks & Recreation- Master Plan City of Tualatin

Hi Grace,

Thank you for your comments and input regarding Basalt Creek Parks & Recreation Plan. This high level plan does not address operational procedures and regulations, which are part of future park planning phases. Your questions about operational processes and procedures will be addressed when planning occurs for a specific park site or trail section. I refer you to the Community Development Department for questions about planning procedures and land use in Basalt Creek.

At this time a Council presentation about the parks and trail plan is scheduled during work session on January 10, 2022, and consideration of acceptance at the January 24, 2022 meeting during general business. The plan adoption is expected to be considered in the winter or spring 2022.

Thanks,

Rich Mueller

Parks Planning & Development Manager

City of Tualatin | Parks & Recreation Department

18880 SW Martinazzi Ave | Located at 8515 SW Tualatin Road, Tualatin, OR 97062

Phone: 503.691.3064 | Fax: 503.691.9786

www.tualatinoregon.gov

From: G Lucini [REDACTED]

Sent: Sunday, November 21, 2021 11:18 PM

To: Rich Mueller <rhueller@tualatin.gov>

Cc: Ross Hoover <rhuover@tualatin.gov>; John Lucini [REDACTED]

Subject: Submission of Citizens Comments- Basalt Creek Parks & Recreation- Master Plan City of Tualatin

SURVEY #3 RESULTS - BASALT CREEK PARKS & RECREATION DRAFT PLAN PUBLIC REVIEW & SURVEY INPUT | NOV 12 - DEC 5, 2021

Please accept this submission of our Citizen Comments as part of the Public Record for the proposed Basalt Creek Tualatin Parks & Recreation Master Plan.

Our comments are provided within the attached PDF file.
Please let us know if you have any difficulty in opening the file.

We have included at the end of our Comments 3 specific requests for information from the City:

- Would you let us know when this proposed Master Plan will be presented for review and hearing by the City?
- Will the City of Tualatin Planning Commission be the Governing Body, or will this be presented and heard by the City of Tualatin City Council?
- As Interested Persons, we submit in writing a request to be Notified of future Public Meetings for this proposed Land Use Action. Our contact information is provided within our submission.

We look forward to receiving a response to these requests for information.

Respectfully submitted,
John and Grace Lucini

#3 – Marissa Houlberg with response

From: Rich Mueller

Sent: Wednesday, December 01, 2021 12:56 PM

To: [REDACTED]

Subject: RE: Final Basalt Creek Survey

Hi Marissa,

Thank you for your Basalt Creek area parks and recreation survey comments, information and inquiry. I have responded to your questions below.

How will nature trails/expanded walkways cross busy streets?

The on street paths or wide sidewalks are expected to cross at traffic lights on Boones Ferry, and traffic light or designated pedestrian crossing on Grahams Ferry. For the off street north south trail along the canyon, the plan is to go under Basalt Creek Parkway toward Wilsonville. The Basalt Creek Parkway shown on the trail map is from Washington County. We are not proposing street locations in our plan, but including county and city planned or proposed streets so that active transportation for pedestrians and bikes are considered to be included when future streets are designed/constructed.

How will the park and connecting trails address traffic congestion?

We don't have a park location at this time, but the intent is for a smaller neighborhood park (up to 10 acres) to serve the Basalt Creek neighborhood and business area with minimal traffic impacts. The plan includes a trailhead with off street parking in the industrial east side of Basalt Creek.

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SURVEY #3 RESULTS - BASALT CREEK PARKS & RECREATION DRAFT PLAN PUBLIC
REVIEW & SURVEY INPUT | NOV 12 - DEC 5, 2021

Should the legend cover almost a quarter of the map?

This map came from another plan, and will see about adjusting. Thanks for catching and bring to our attention.

Stormwater facilities on the east side; does the land itself transfer to the city? In other words, the city maintains them do they also own the facility land?
I understand that the two storm facilities are public, and once the developer builds them, the city receives these facilities as tracts during the subdivision plat process. The city will then own and maintain these storm facilities.

Thanks again for taking time to review and providing valuable input on the plan.

Rich Mueller
Parks Planning & Development Manager
City of Tualatin | Parks & Recreation Department
18880 SW Martinazzi Ave | Located at 8515 SW Tualatin Road, Tualatin, OR 97062
Phone: 503.691.3064 | Fax: 503.691.9786
www.tualatinoregon.gov

-----Original Message-----

From: Rich Mueller
Sent: Tuesday, November 30, 2021 1:05 PM
To: Marissa Houlberg [REDACTED]
Cc: Kyla Cesca <kcesca@tualatin.gov>
Subject: RE: Final Basalt Creek Survey

Hi Marissa,

Thank you for providing comments and input. Yes, we received and will respond to your questions this week.

Thanks,

Rich Mueller
Parks Planning & Development Manager
City of Tualatin | Parks & Recreation Department
18880 SW Martinazzi Ave | Located at 8515 SW Tualatin Road, Tualatin, OR 97062
Phone: 503.691.3064 | Fax: 503.691.9786
www.tualatinoregon.gov

-----Original Message-----

From: Marissa Houlberg [REDACTED]
Sent: Saturday, November 27, 2021 8:17 PM
To: Rich Mueller <rmueller@tualatin.gov>
Subject: Final Basalt Creek Survey

**SURVEY #3 RESULTS - BASALT CREEK PARKS & RECREATION DRAFT PLAN PUBLIC
REVIEW & SURVEY INPUT | NOV 12 - DEC 5, 2021**

I am hoping my survey response was received. I 'submitted' the complete survey but did not close the tab. Later a message appeared, 'update' and then the survey appeared with the responses cleared. So I am hoping you received my responses!

Marissa

#4 – 12/3/21 Email from Jim Odoms

From: Jim Odoms [REDACTED]
Sent: Friday, December 3, 2021 3:37 PM
To: Kyla Cesca <kcesca@tualatin.gov>
Subject: Re: Last Chance!

Scrap this entire proposal. It is not necessary as there are ample parks/green spaces in the area. Also, there is no funding for this project. Eventually this will show up on our tax bill which is already too high.

From: City of Tualatin <kcesca@tualatin.gov>
Sent: Thursday, December 02, 2021 7:50 AM
To: Jim Odoms [REDACTED]
Subject: Last Chance!

APPENDIX A: COMMUNITY ENGAGEMENT

SURVEY #3 RESULTS - BASALT CREEK PARKS & RECREATION DRAFT PLAN PUBLIC REVIEW & SURVEY INPUT | NOV 12 - DEC 5, 2021

11-21-2021 FOR THE PUBLIC RECORD

TO: Rich Mueller, Parks Planning & Development Manager City of Tualatin Parks & Recreation

Cc: Ross Hoover, Parks Director City of Tualatin Parks & Recreation

FROM: John and Grace Lucini

RE: Citizen Comments -Proposed Basalt Creek Parks & Recreation Master Plan

(Please forward this submission of Citizen Comments regarding an active Land Use Action by the City of Tualatin to the appropriate City Department for inclusion in the City's Land Use Adoption process and for review by the Governing Body)

We appreciate the opportunity to provide comments on the draft of City of Tualatin Parks and Recreation Master Planning for the Basalt Creek Area. It is apparent much and effort has been spent developing this draft.

As potentially directly affected property owners in the Basalt Creek Area, we also appreciated the efforts of the Parks and Recreation Department in reaching out to hold a Basalt Creek property owners Stakeholders Community Meeting on 9-9-2021 during the development of this Master Plan for the Basalt Creek Area. Attached to the end of our Citizen Comments, is a brief summarization of the issues and concerns which we heard expressed by Basalt Creek property owners during that 9-9-2021 Stakeholder's meeting.

(Please see APPENDIX #2

9-9-2021 City Of Tualatin Basalt Creek Stakeholders-Property Owners Meeting 9-9-2021 -Ibach Park - Various Points Of Discussion We Heard)

Purposeful Land Use Planning is critical to produce high satisfaction recreational opportunities in a safe manner for all users of the parks and/or their facilities for long term use and preservation for future generations.

Oregon Statewide Land Use Planning Goals #1, 2, 5, 6, 7, 8 and 10, 11, and 12 are relevant to this Land Use Planning effort. Goals #5 and #6 are particularly applicable as this Land Use Planning requirement is specific to protection and conservation of various natural Resources AND OPEN SPACES which have been in abundance in the Basalt Creek Area- and particularly within the Basalt Creek Canyon area.

We note the draft of this regional Master Plan for the Basalt Creek Area, states additional Public Master Planning of individual Parks and Trails in the Basalt Creek Area would be conducted by the City- which we support.

The comments provided within this submission may be applicable to this regional Master Plan or should be applied to the individual Master Planning of the future Parks and Trails in the Basalt Creek Area. If there are issues which will be shared throughout the Basalt Creek Area, it would seem appropriate that this regional Master Plan for the Basalt Creek Area would be the most appropriate Land Use Planning document to address common regional issues. This provides a strong framework upon which future individual Master Plans can build upon, provides for consistency of Land Use Planning within the region and provides for efficiency in future individual Land Use Planning for individual projects.

It is hoped the Land Use planning for these future individual Parks and Trails will require and provide strong and consistent outreach, input and integration of feedback from Basalt Creek Area property owners for long term success of this Master Plan and of the individual projects.

POINTS OF CONCERN:

PROVISION OF PUBLIC SERVICES:

TRANSPORTATION:

**SURVEY #3 RESULTS - BASALT CREEK PARKS & RECREATION DRAFT PLAN PUBLIC
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- Additional information is needed within this regional Master Plan to give clear guidance on the planning requirements for the successful integration of traffic impacts caused by the future projects allowed by this Master Plan.
- The draft narrative briefly identified issues with congestion on SW Boones Ferry Road. However, this Master Plan does not provide specific goals and mechanisms to evaluate and mitigate impact on both local roads and on Boones Ferry, Grahams Ferry, and Day Road for types of parks anticipated to have scheduled events (such as sports fields with scheduled games or practices or larger event spaces) which may cause peak numbers of vehicles coming and leaving future parks during commute hours-and exacerbate local and regional traffic issues which already exist during commute hours.
- Little information is provided within this draft on specific actions to be used in planning future parks and trails in the Basalt Creek Area authorized by this Master Plan- to mitigate negative impacts of parking lots as to size, shape, lighting, noise and drainage, surface material, trash and location upon the surrounding environment and wildlife.
- Minimal information is provided as to impacts which may occur within the Basalt Creek Area due to the ongoing plans of Washington County to construct the Basalt Creek Parkway Extension across the entire southern border of the City's planning area- including a bridge across the Basalt Creek Canyon- where this Master Plan identifies a high percentage of future Parks and Trails will be located.
 - The Master Plan should identify potential impacts on planning future parks and trails - not only due to changes in traffic flow, but also impacts to future Parks and Trails by additional stormwater, noise or air pollution.
 - The Master Plan should also identify potential collaboration or competition on use of lands within this Master Plan's "Central Area". If the County locates a stormwater collection within the City of Tualatin's planning area, this basin this may impact the City's planning of future parks. There may also be a potential for integration of a stormwater basin developed by the County into the City's future Parks or Trails. These issues should be specifically identified within this regional Master Planning document.

PUBLIC SAFETY: DEVELOPMENT AND ENFORCEMENT OF RULES AND REGULATIONS-

This regional master plan needs to identify specific methods to be used to develop clear coordinated, integrated, consistent rules and regulations/limitations of future public parks and trails within the Basalt Creek Area-

- Due to stated plans for interconnection of trails with those of other local governments, this Master Plan should provide specifics as to the importance of-and actions which should be taken- to ensure the consistency, coordination and integration of rules and limitations to be applied to trails which connect to trails of other jurisdictions- throughout the region.
- This regional Master Plan should provide clear guidance and mechanisms on:
 - how the Public will be informed of any restrictions or limitations of use for all future parks or trails in the Basalt Creek Area- in a consistent manner in a regionally centralized location as well as at individual sites.
 - to avoid unintentional misuse regionally and at site locations, this Master Plan should identify a standardized method to provide potential users easily accessible information on restrictions or limitations if preplanning use any of the parks or trails.

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- This regional Master Plan should include specifics how the health and welfare of citizens, property and the environment will be regionally planned and provided for planning future parks and trails throughout the entire the Basalt Creek Area- again to provide for consistency in goals and implementation.
 - How and when will Rules and Limitations on future Parks and Trails in the Basalt Creek Area be determined.
 - Which limitations or prohibitions will be universal to all parks and trails?
 - Which limitations or prohibitions be determined during the planning of individual projects or project types?
 - Clarity is needed as to the criteria which should be used for determining limitations or prohibitions on future parks and trails- to be applied in a consistent and thoughtful manner throughout the Basalt Creek Area
 - How will hours of use be determined?
 - Will overnight camping, creation of unplanned/unauthorized trails, use of firearms (an activity which occurs occasionally within the area), or littering be allowed in a future park or on a trail in the Basalt Creek Area?
 - What criteria will determine if dogs or bicycles etc. will be allowed, limited, or prohibited in specific areas?
 - This Master Plan should identify what impacts of funding may impact the planning of future park or trail use (i.e., Will Metro place limitations on dogs in Natural Areas)
 - The draft does not comment upon additional funding for planned routine and continuous Police monitoring which will be more challenging due to due to impacts of topography and vegetation.
 - This regional Master Plan does not provide information as to how various local governments will determine who will fund and provide for Public Safety Services- including Police, fire and emergency medical services on interconnecting trails between various jurisdictions.
 - This regional Master Plan does not provide information or guidance as to what actions the City should take to help ensure the privacy and freedom from trespass for local property owners within the Basalt Creek Area-relating to the planning of future parks and trails within the area.
 - This is an important issue, as most of the land within the Basalt Creek Area is currently not within the City Limits.
 - Clarity should be provided within this regional Master Plan for the Basalt Creek Area as to the regulations pertaining to the protections should be provided to local property owners with specifications as to which local jurisdiction the protections are applicable in the planning process; and which jurisdiction will be implementing the protections and enforcing violations.

The scope of this regional Master Plan of the Basalt Creek Area includes multiple Natural Resources which the City intends to incorporate and utilize in the planning for future Public Parks and Trails. However, the City lacks identification of multiple Natural Resources in the Basalt Creek Area in the **City's adopted Natural Resource Map 72-1: Natural Resources Protection Overlay District (NRPO) and Greenway Locations and Map 72-3: Significant Natural Resources**

**SURVEY #3 RESULTS - BASALT CREEK PARKS & RECREATION DRAFT PLAN PUBLIC
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(Please see APPENDIX #4 Maps 72-1 and 72-3)

How will the rules or limitations for future Parks and Trails in the Basalt Creek Area be developed for the protection and conservation of Natural Resources in the Basalt Creek Area?

How will the rules or limitations for the protection of Natural Resources in the Basalt Creek Area be enforceable when the City's adopted Natural Resource Maps 72-1 and 72-3- which do not provide relevant information as to the existence of various Goal #5 and Title #13 Natural Resources in the Basalt Creek Area which are to be protected?

DOGS in NATURAL AREAS. Basalt Creek Area is rich in many Natural Resources which can be negatively impacted by inadequate Land Use Planning.

This draft of a Master Plan for planning the future developments of individual parks and trails in the Basalt Creek Area specifically identifies opportunities for various future dog parks to be planned for the "Central Area" of the Basalt Creek Area- in the Central Planning area.

Yet, this regional planning document for future Public Parks and Trails in the Basalt Creek Area does not address nor provide relevant or educational information identified in Literature Studies- including reviews and studies published by Metro and the Oregon State Legislature -which recognize the negative impacts caused by dogs on natural resources, local waters, and on wildlife.

Nor does this regional Master Plan identify and address the conflicting plans to locate multiple dog parks in the Basalt Creek Central Area -which contains the highest valued habitats and the largest amount of wetlands of the three planning areas identified in this draft.

(Please see APPENDIX #1

5-10-2021 On Site Visit By City Of Tualatin Parks & Rec Department & Consultants-

<https://www.oregonmetro.gov/recreation-ecology-literature-review>

<https://www.oregonmetro.gov/sites/default/files/2017/09/28/impacts-of-dogs-on-wildlife-water-quality-science-review.pdf>)

This draft of a Regional Master Plan lacks criteria on areas where dogs will be limited or prohibited.

- Regional Plan lacks clear guidance or actions which will be required to mitigate the negative impacts of dogs- including if leashes will be required (except in specifically identified off leash areas).
- Regional Plan lacks clearly stated goals and methods of implementation for continuous and routine funding for additional services for any future parks and trails in the Basalt Creek Area- including designated off leash areas- for cleanup and removal of dog excrements and any needed treatment of the soil.

A reality should be acknowledged, that while most dog owners are thoughtful citizens, not all dog owners will pick up and dispose of solid dog waste in the appropriate or directed manner. Citizens also have limited ability to control where dogs urinate and have even less ability to remove the impacts of dog urine from the environment.

As a lifelong dog owner of many dogs, and having known the multiple joys of their companionship, I also realize the need for careful thoughtful planning of dog parks and the multiple negative impacts dogs have on the environment. The City should include within this Master Planning document- specific planning actions which will minimize the negative impacts of dogs to the environment and wildlife in the Basalt Creek Area - to help preserve the health and longevity of the natural resources the City is planning to exploit when locating parks and trails in the Basalt Creek Canyon Area.

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SURVEY #3 RESULTS - BASALT CREEK PARKS & RECREATION DRAFT PLAN PUBLIC REVIEW & SURVEY INPUT | NOV 12 - DEC 5, 2021

ASSESSMENT OF EXISTING CONDITIONS & INFRASTRUCTURE- PART OF MASTER PLANNING

Over the years, various levels of City staff have commented that required assessments and analysis of the existing conditions of the Basalt Creek Area will be done as development begins in the Basalt Creek Area.

The development in the Basalt Creek Area has already begun.

CITY LACKS MANDATED REGIONAL STORMWATER MASTER PLAN FOR BASALT CREEK AREA.

-THIS MAJOR CONSTRAINT ON EFFECTIVE LAND USE PLANNING FOR THE BASALT CREEK AREA

IS NOT IDENTIFIED IN THIS DRAFT OF A REGIONAL LAND USE MASTER PLAN FOR THE BASALT CREEK AREA AND WILL BE A CONSTRAINT ON EFFECTIVE LAND USE PLANNING FOR FUTURE INDIVIDUAL PARK DEVELOPMENT PROJECTS.

- Tualatin has a population over 2,500 and is required to adopt a Stormwater Management Plan for the Basalt Creek Area and has not yet complied with the State's requirements for the Basalt Creek Area. This State mandated document is a critical tool in regional Land Use Planning, and the information is needed for appropriate Land Use planning for individual parks and trails in the Basalt Creek Area in the future.
- The City is proposing a regional Land Use Master Plan for the Basalt Creek Area- while knowing the City lacks an adopted Stormwater Management Plan for the Basalt Creek Area.
 - At what time will the City stop kicking the can down the road and adopt a regional Stormwater Management plan for the Basalt Creek Area as required by the State?
 - The City now indicates a budget line item for 2021-22 for the intention to start the development of a Stormwater Management Plan for the Basalt Creek Area. The reality is the City will most likely not have an adopted Stormwater Management Plan for the Basalt Creek Area within the next year-within the timeframe the City would want to adopt and implement this Master Plan.
 - Or will the City wait to adopt a regional Master Plan for the Basalt Creek Area which is intended to direct the creation of future Public Facilities and Public Uses of land -which contain significant steep slopes, high valued habitats and significant wetlands- until the City adopts a Stormwater Management Plan for the Basalt Creek Area?
 - The lack of a well written Stormwater Management Plan for the Basalt Creek Area increases the need for this regional Master Plan to provide clear acknowledgement of the issue, and guidance on specific mechanisms the City will take to protect citizens, property, water quality and other Natural Resources throughout the region, and to mitigate potential Natural Hazards within the region when planning for future parks or trails in the Basalt Creek Area

RELATED ISSUES OF EXISTING CONDITIONS INCREASING NATURAL HAZARD RISKS IN BASALT CREEK AREA-NOT ADDRESSED IN DRAFT

- The highest percentage of future parks and trail are identified to be located within the "Central" Basalt Creek- which also has the steepest slopes and land instability concerns within the Basalt Creek Area.
- The draft of the Master Plan includes an "Existing Conditions Map"(page 35).
 - However, this map lacks needed information on steep slopes which exceed 25%- which is a much greater and significant limitation and constraint for Land Use Planning than when quantified and included with other slopes which are of 10% grade or greater.
 - The slopes which are 25% or more- have greater land stability issues, drainage issues, erosion issues and water quality issues, Natural Hazard concerns, and ADA mitigation issues.

SURVEY #3 RESULTS - BASALT CREEK PARKS & RECREATION DRAFT PLAN PUBLIC REVIEW & SURVEY INPUT | NOV 12 - DEC 5, 2021

- The Map of "Existing Conditions" provides inadequate basic information necessary for the planning of future Parks and Trails in the Basalt Creek Area.
- These are all significant elements of Land Use Planning which the City should be including within this regional Master Plan to guide in siting the location of future Parks and trails in the Basalt Creek Area. The City has a responsibility for the protection and safety of citizens and property from Natural Hazards, including the identification of potential land instability issues, and related impacts of stormwater drainage which may potentiate land instability issues. The future locations of Public Parks and Trails may either impact or be impacted by land instability issues in the Basalt Creek Area.

ADDITIONAL ISSUES WITH CITY MANDATES TO PROTECT AND CONSERVE NATURAL RESOURCES and OPEN SPACE IN BASALT CREEK AREA

While the proposed Basalt Creek Master Plan for future Parks and Trails states goals of Steward the City's cultural and natural resources", the proposed draft provides inadequate documentation of the Natural Resources within the Basalt Creek Area.

The proposed Master Plan for the Basalt Creek Area provides little guidance or specific actions as to how the City will be a good steward in protecting and conserving the Natural Resources AND OPEN SPACES identified in Oregon Statewide Land Use Goal #5

The City has been charged with the requirement to protect and conserve various Natural Resources AND OPEN SPACE in Oregon Statewide Land Use Goal #5 and OAR 660-023-0000. .

To protect natural resources and conserve scenic and historic areas and open spaces.

Local governments shall adopt programs that will protect natural resources and conserve scenic, historic and open space resources for present and future generations. These resources promote a healthy environment and natural landscape that contributes to Oregon's livability.

(Please see APPENDIX #3- Guidelines and Implementation Goal #5 Open Space)

There are additional Federal, State and Metro mandates for the protection of Natural Resources- including water and air

- The Federal government, the State of Oregon, and Metro have all documented multiple Natural Resources exist in the Basalt Creek Area.
- The City has adopted a one map system. The adopted maps with a one map system which serves as both the comp plan map and the zoning map.
- The City's adopted Natural Resource Map 72-1: Natural Resources Protection Overlay District (NRPO) and Greenway Locations and Map 72-3: Significant Natural Resources (attached) do NOT provide clear and standardize documentation of the Goal #5 Natural Resources or Title #13 Resources within the Basalt Creek Area as provided for other lands within these maps of the City's planning area.
 - The map included within the proposed Master Plan on Page 35 is not consistent with the information contained within the City's official and adopted Significant Natural Resources Map 72-1,
 - The City has not yet adopted a designated Protection Overlay District (NRPO) within the Basalt Creek Area- although the Natural Resources identified by other Federal, State and Metro Maps appear to provide justification as to lands which should hold this designation -and should be provided additional protections.

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Many City levels of City staff have commented that the City will be requiring the developers in the Basalt Creek area to conduct their own Goal #5 Natural Resources Inventory as part of planning of the development.

- The City of Tualatin may be one of the developers of the future Public Parks and Trails within the Basalt Creek Area, and as such would be among the developers required to conduct a Goal #5 inventory as part of the regional planning of future individual parks and trails in the Basalt Creek Area.
 - Lacking the identification of the various Goal #5 Natural Resources in the Basalt Creek Area within the City's adopted maps 72-1 and 72-3,
 - it is questionable if City Codes intended to protect and conserve the various Natural Resources and reduce the impacts of erosion and stormwater drainage within the City - will also protect and conserve the various Natural Resources within the Basalt Creek which are not identified within these adopted Natural Resource Maps of the City.
 - it is questionable how the proposed regional Master Plan for planning future Parks and Trails the Basalt Creek Area will ensure the protection and conservation of multiple Natural Resources in the Basalt Creek Area.
 - If the City Maps do not provide relevant information as to Natural Resources in the Basalt Creek Area- how does this Master Plan identify where multiple known Natural Resources are located in the Basalt Creek Area- what documents does this Master Plan include to provide clear guidance for future planning?
 - Where is the inventory and data on the quality and conditions of the Natural Resources in the Basalt Creek Area- which the State and City Codes utilize to determine the amount of buffer zone require for various Natural Resources?
 - This draft of the Master Plan does not address nor provide specific mechanisms or guidance as to how or when future parks or trails in the Central Area will demonstrate compliance to Goal #5 requirements in the Basalt Creek Area- while lacking needed information which should be contained within the City's Natural Resource Maps 72-1 and 72-3.
- This draft of the Master Plan which is to provide guidance and direction for future planning of individual Parks and Trails in the Basalt Creek Area does not provide information or data to clearly identify
 - The type, location and condition of various Natural Resources the City is required to protect and conserve
 - Lands which are identified as having Significant Natural Resources
 - Land which has been designated within a Protection Overlay District- or should be considered for inclusion in a Protection Overlay District in future Land Use Planning
 - The amount of buffer zone protection required for these resources' dependent upon the quality and quantity at each location.
 - Criteria which would prohibit or limit the location of future Parks or Trails in the Basalt Creek Area - due to existing conditions
- Will this regional Master Plan for future Parks and Trails in the Basalt Creek Area acknowledge the need and goal for preservation and conservation of Open Space for future generations -as presented in Oregon Statewide Planning Goal #5?

(Please See APPENDIX #3

**SURVEY #3 RESULTS - BASALT CREEK PARKS & RECREATION DRAFT PLAN PUBLIC
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State Of Oregon Statewide Land Use Planning Goal #5 -Guidelines And Implementation -Open Space)

- The City has yet to identify and designate Significant Natural Resources and/or Protection Overlay District (NRPO) within the Basalt Creek Area within the City's Maps 72-1 and 72-3.
- Yet it is apparent, the City is attempting to exploit the advantages of these various multiple Natural Resources which exist in the Basalt Creek Area for future Parks, Trails for various types of recreational activities.
- The need for open space in the regional planning of Parks and Trails in the Basalt Creek Area should be determined, and standards developed for the amount, distribution, and type of open space.
- The City cannot abdicate its responsibility within this regional Master Plan for addressing and providing guidance for the protection and conservation of Natural Resource AND OPEN SPACE.

PUBLIC EDUCATION COMPONENT:

This draft of the regional Master Planning for future Parks and Trails in the Basalt Creek Area, commented upon the provision of environmental educational. The City's Parks and Recreation Department is losing out on a wonderful opportunity to provide clear guidance and a strong framework upon which the Department and the City can create multiple types of educational opportunities - to include environmental education, but to also provide other additional educational opportunities for urban families. This Master Plan should expand upon how this Master Plan can establish the authority for and help develop and foster various educational opportunities to be created during the Land Use Planning of local Parks.

Topics for inclusion in Public Education component of this Master Plan could include a spectrum of potential topics and goals:

- Information on the creation of the Canyon Area- how the Canyon has provided a rich habitat for wildlife
- Discussion on the importance and need for protection and conservation of various Natural Resources found within the Basalt Creek Area
- How can park and trail users help in the protection and conservation of the local Natural Resources- when using the Parks and Trails- including staying on trails and not creating unauthorized trails.
- Provide understanding for why specific limitations on use of the future Parks or Trails- help protect and conserve Natural Resources
- Provide for continuing courses on native plants, and hands on opportunities for families to help restore native habitats within the Basalt Creek Area, or for growing their own native plants at home.
- Round Table discussions on social planning by the City (i.e., how the City works to provide public access to Natural Areas, while also providing protections of local property owners on trespass and privacy issues.)

This regional Master Plan should also identify and encourage a goal for educational components to be developed in the planning of future individual Parks - to be inclusive of all ages, races ethnicities and backgrounds; and to utilize multiple methods of outreach. This regional Master Plan should seek and develop methods to determine which languages educational information should be provided.

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LAND USE PLANNING IN THE BASALT CREEK AREA BY THE CITY OF TUALATIN

For a successful outcome, the City of Tualatin will have to work with multiple property owners within the Basalt Creek Area- in the present and in the future. The City needs to be cognizant of their actions and the impacts upon Basalt Creek property owners - who may also be potential future City residents if they elect to annex their property into the City. Engaging and working cooperatively with Basalt Creek property owners in Land Use planning actions affecting the Basalt Creek Area will be the most likely path to the successful implementation of this and other Land Use Planning Actions the City will be taking in the urbanization of the Basalt Creek Area.

The large numbers of property owners who took the time to attend the 9-9-2021 Stakeholder's meeting, should be an indication to the City as to the level of concern there is within the community.

I also add, I heard skepticism expressed by more than one property owner questioning if attending the 9-9-2021 meeting or making comments regarding the Master Planning for Public Use would actually be heard or effective the City's Land Use planning actions.

The cynicism which Basalt Creek Property owners have expressed has some validity. The City's draft of the Basalt Creek Parks and Recreation Master Plan was posted for Public Review on 11-10-21. Embedded within the draft of the Master Plan were design plans very similar to two proposed Land Use action for multi acre developments within the Basalt Creek Area. Both of these Land Use Actions had not yet been to a hearing for adoption.

Yet on 11-10-2021 the site draft of the Basalt Creek Master Plan for Public Parks and Trails included maps with site designs very similar to the site design maps submitted for CPAH Variance requests VAR 21-0003 , and the Autumn Sunrise CUP 21-0001 and Subdivision SB21-0001- neither of which at that time had been to Hearing yet were already embedded into the draft of the Basalt Creek Parks and Recreation Master Plan.

(Please APPENDIX #5 Similarities Of Maps Embedded In Proposed Master Plan & Maps Of Developer Requested Land Use Actions- Not Yet Presented To Governing Body For Acceptance By The City Of Tualatin)

The inclusion of site designs very similar to those developers had submitted but had not even been presented to the Governing Body for review was perhaps intended to indicate recent updated information and communication with local developers who have already annexed their property into the City.

However, there may be other perceptions as to the use of maps similar to unadopted developer site design maps into a proposed regional Master Plan.

- it gives the appearance that the outcomes of the developers proposed Land Use applications were already pre-determined by City staff prior to the hearings, and
- Land Use actions for several requested Land Use Actions by developers were already being integrated into City documents without involvement of Citizens, and outside the light of governmental process.

These types of actions by the City of Tualatin give credence -rightfully or wrongly-to citizens perceptions that Land Use actions impacting the Basalt Creek Area by the City of Tualatin may be pre-determined prior to full Citizen involvement.

The City's inaction in identifying how Basalt Creek property owners can obtain equal participation within the City of Tualatin's Citizen Involvement programs -such as those provided to Citizens of the City of Tualatin through the City 's Citizen Involvement Organizations (CIO's) compounds the skepticism.

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Many property owners in the Basalt Creek Area are not citizens of the City of Tualatin, may not consider themselves a part of the fabric of the City of Tualatin, and may not be involved in the City's networking systems. It is hoped the City will make every effort through various types of outreach -to continue to connect and re-connect with citizens in the Basalt Creek Area. The City needs to make a strong effort to resolve or integrate concerns expressed by Basalt Creek property owners into this is Master Planning effort.

A follow-up stakeholder meeting with Basalt Creek property owners- prior to submitting this draft into the hearing process for adoption-could provide the City an opportunity to identify how the City has listened to concerns and taken actions to effect resolution of concerns regarding this regional Master Plan to gain additional support for this Master Plan.

Would you let us know when this proposed Master Plan will be presented for review and hearing by the City?

Will the City of Tualatin Planning Commission be the Determining Body, or will this be presented and heard by the City of Tualatin City Council?

We look forward to receiving a reply to these questions.

As Interested Persons, we submit in writing a request to be Notified of future Public Meetings for this Land Use Action. Our contact information is provided.

Grace Lucini [REDACTED]
John Lucini [REDACTED]
23677 SW Boones Ferry Road, Tualatin OR 97062

Respectfully submitted,

John and Grace Lucini

APPENDICES:

- #1 5-10-2021 ON SITE VISIT BY CITY OF TUALATIN PARKS & REC DEPARTMENT & CONSULTANTS**
- #2 9-9-2021 CITY OF TUALATIN BASALT CREEK PROPERTY OWNERS MEETING 9-9-2021
IBACH PARK- VARIOUS POINT OF DISCUSSION WE HEARD**
- #3 STATE OF OREGON STATEWIDE LAND USE PLANNING GOAL #5 -GUIDELINES AND IMPLEMENTATION -
OPEN SPACE**
- #4 CITY OF TUALATIN ADOPTED NATURAL RESOURCE MAPS 72-1 AND 72-3 ORD 1418-19**
- #5 SIMILARITIES OF MAPS EMBEDDED IN PROPOSED MASTER PLAN
& MAPS OF DEVELOPER REQUESTED LAND USE ACTIONS
- NOT YET PRESENTED TO GOVERNING BODY FOR ACCEPTANCE BY THE CITY OF TUALATIN**

APPENDIX A: COMMUNITY ENGAGEMENT

SURVEY #3 RESULTS - BASALT CREEK PARKS & RECREATION DRAFT PLAN PUBLIC
REVIEW & SURVEY INPUT | NOV 12 - DEC 5, 2021**APPENDIX #1**

**CITY OF TUALATIN PARKS AND RECREATION DEPARTMENT---BASALT CREEK MASTER PLANNING
5-10-2021 ONSITE VISIT- LUCINI PROPERTY 23677 SW BOONES FERRY ROAD TUALATIN OREGON
ROSS HOOVER, RON MULLER, CITY CONSULTANT/S CITY OF TUALATIN**

WRITTEN POINTS OF CONCERN PROVIDED AT SITE VISIT:**1. PROTECTION AND CONSERVATION OF NATURAL RESOURCES AND OPEN AREAS MANDATED**

- MULTIPLE NATURAL RESOURCES KNOWN TO EXIST WITHIN BASALT CREEK AREA
 - Basalt Creek Canyon is rich in multiple natural resources -not yet documented within natural resource maps adopted by the City of Tualatin
 - Basalt Creek Canyon has extremes in topography, and is predisposed to high landslide susceptibility
 - Local existing stormwater management system and treatment facilities are limited in Basalt Creek Area - designed and constructed for undeveloped lands- and not increased stormwater management needs associated with increased impervious surfaces with upstream urbanized development
- NEED FOR COORDINATION BETWEEN WASHINGTON COUNTY, CITY OF TUALATIN AND CITY OF WILSONVILLE WITH OVERLAPPING JURISDICTIONS AND RESPONSIBILITIES DURING NEXT SEVERAL YEARS OF URBANIZATION OF THE ENTIRE BASALT CREEK CANYON AREA BY LOCAL CITIES-
 - Agreed upon recreational goals within Basalt Creek Area for future generations by all local governments
 - Clearly identified and coordinated accountability and responsibility- by each local government -during all phases of planning and implementation of recreational needs throughout years of transitioning as part of urbanization process
 - Coordinated and Identified Funding Needed for:
 - Intergovernmental Coordinated planning for Trail and Parks siting and design.
 - Intergovernmental Coordinated Planning of Type and Amount of recreational use.
 - Intergovernmental Coordinated land acquisition; construction; maintenance; with provision of continuous effective and safe public services (water, sewer, stormwater, trash, police) for entire Basalt Creek Area
 - Adoption of clearly identified uniform and consistent measures identified and coordinated to address potential public health issues:
 - Water born illnesses (i.e., cyanobacteria (harmful algae) blooms, giardia, e. Coli bacteria --mainly from dogs).
 - Drowning and/or potential physical injuries due to steep slopes and wetlands
 - Intergovernmental adoption of clearly identified and coordinated methods and funding methods for routine monitoring to identify and address potential negative impacts of humans or pet impacts upon known Natural Resources within the Basalt Creek Area

2. NEED FOR INCLUSION OF POTENTIALLY AFFECTED PROPERTY OWNERS DURING ALL PHASES OF LAND USE PLANNING- TO GAIN SUPPORT AND PARTICIPATION IN EFFECTING COMMON GOALS**3. CANYON HAS MORE GRADUAL GRADE FROM THE WEST SIDE- EASIER AND LESS EXPENSIVE CONSTRUCTION COSTS FOR ADA COMPLIANCE AND ACCESS INTO CANYON AREA****4. PROTECTION AND CONSERVATION OF NATURAL RESOURCES AND OPEN AREAS MANDATED**

- MULTIPLE NATURAL RESOURCES KNOWN TO EXIST WITHIN BASALT CREEK AREA

**SURVEY #3 RESULTS - BASALT CREEK PARKS & RECREATION DRAFT PLAN PUBLIC
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- Basalt Creek Canyon is rich in multiple natural resources -not yet documented within natural resource maps adopted by the City of Tualatin
- Basalt Creek Canyon has extremes in topography, and is predisposed to high landslide susceptibility
- Local existing stormwater management system and treatment facilities are limited in Basalt Creek Area - designed and constructed for undeveloped lands- and not increased stormwater management needs associated with increased impervious surfaces with upstream urbanized development
- **NEED FOR COORDINATION BETWEEN WASHINGTON COUNTY, CITY OF TUALATIN AND CITY OF WILSONVILLE WITH OVERLAPPING JURISDICTIONS AND RESPONSIBILITIES DURING NEXT SEVERAL YEARS OF URBANIZATION OF THE ENTIRE BASALT CREEK CANYON AREA BY LOCAL CITIES-**
 - Agreed upon recreational goals within Basalt Creek Area for future generations by all local governments
 - Clearly identified and coordinated accountability and responsibility- by each local government -during all phases of planning and implementation of recreational needs throughout years of transitioning as part of urbanization process
 - Coordinated and Identified Funding Needed for:
 - Intergovernmental Coordinated planning for Trail and Parks siting and design.
 - Intergovernmental Coordinated Planning of Type and Amount of recreational use.
 - Intergovernmental Coordinated land acquisition; construction; maintenance; with provision of continuous effective and safe public services (water, sewer, stormwater, trash, police) for entire Basalt Creek Area
 - Adoption of clearly identified uniform and consistent measures identified and coordinated to address potential public health issues:
 - Water born illnesses (i.e., cyanobacteria (harmful algae) blooms, giardia, e. Coli bacteria --mainly from dogs).
 - Drowning and/or potential physical injuries due to steep slopes and wetlands
 - Intergovernmental adoption of clearly identified and coordinated methods and funding methods for routine monitoring to identify and address potential negative impacts of humans or pet impacts upon known Natural Resources within the Basalt Creek Area
- 5. NEED FOR INCLUSION OF POTENTIALLY AFFECTED PROPERTY OWNERS DURING ALL PHASES OF LAND USE PLANNING- TO GAIN SUPPORT AND PARTICIPATION IN EFFECTING COMMON GOALS**
- 6. CANYON HAS MORE GRADUAL GRADE FROM THE WEST SIDE- EASIER AND LESS EXPENSIVE CONSTRUCTION COSTS FOR ADA COMPLIANCE AND ACCESS INTO CANYON AREA**

REFERENCES :

- <https://www.oregonmetro.gov/recreation-ecology-literature-review>
- <https://www.oregon.gov/oha/PH/HEALTHYENVIRONMENTS/RECREATION/HARMFULALGAE/BLOOMS/Pages/EducationandOutreach.aspx>
- [Factsheet: IMPACTS OF DOGS ON WILDLIFE 2019](#)
[Excerpts from research publications literature reviews and science commentary](#)
Compiled by ProtectNatureTO – a coalition of over 20 nature- and stewardship-based organizations advocating for the protection of wildlife and natural areas across the City of Toronto

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In summary, people and their dogs disturb wildlife, and people are not always aware of or willing to acknowledge the significance of their own impacts. Wildlife perceive dogs as predators. Dogs subject wildlife to physical and temporal displacement from habitat, and dog scent repels wildlife with lingering impacts. Dogs disturb wildlife which can induce long-term stress, impact animals' immune systems and reduce reproduction. Dogs spread disease to and outright kill wildlife. People with dogs are much more detrimental to wildlife than people alone; off leash dogs are worse; and off-trail impacts are highest. Urban wildlife is subject to many human-induced stressors including habitat loss, degraded and fragmented habitat, impacts from a variety of user groups, roads, trails, infrastructure, noise and light pollution.

https://www.protectnatureto.org/wp-content/uploads/2019/10/Impacts-of-dogs-on-wildlife-Factsheet_PNTO_Oct_-2019.pdf
Article attached

- [The Impacts Of Dogs On Wildlife And Water Quality: A Literature Review](#)
Compiled by Lori Hennings, Metro Parks and Nature, April 2016

The evidence that dogs negatively impact wildlife is overwhelming. It is clear that people with dogs – on leash or off – are much more detrimental to wildlife than people without dogs...

Under the Oregon Department of Environmental Quality (DEQ), Metro is a Designated Management Agency to protect water quality in compliance with the federal Clean Water Act. Limiting dog access at most natural areas is one of Metro's commitments to DEQ, because dog feces pollute water. Feces are often delivered to waterways through stormwater. The DEQ identifies pet waste as a significant contributor to one of the region's most ubiquitous and serious pollutants, E. coli bacteria. Contact with E. coli-polluted water can make people sick. Because dog waste can be a relatively simple source to reduce or eliminate exposure to E. coli, DEQ considers reducing or eliminating dog waste an important action item in jurisdictions' clean water implementation plans for the Willamette Basin watershed.

<https://olis.oregonlegislature.gov/liz/2020R1/Downloads/CommitteeMeetingDocument/217728>

MAPS ATTACHED:

- US Fish & Wildlife Service National Wetlands Inventory and Topographical
- Basalt Creek Area- FRESHWATER FORESTED/SHRUB WETLAND
- Oregon Statewide Wetlands Inventory- Basalt Creek Area PSS1A data (3 pages)
- Metro Basalt Creek- Title 13
- Metro Basalt Creek- UPLAND HABITATS; RIPARIAN HABITATS; SLOPES >10%; SLOPES >25% AND WETLANDS
- Metro Basalt Creek- SLOPES >10%; SLOPES >25% AND WETLANDS-Public Access from WEST SIDE OF CANYON
- Oregon State University- Basalt Creek Landslide Susceptibility
- Tapman Creek to Willamette River

**SURVEY #3 RESULTS - BASALT CREEK PARKS & RECREATION DRAFT PLAN PUBLIC
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APPENDIX #2

9-9-2021 CITY OF TUALATIN BASALT CREEK PROPERTY OWNERS MEETING 9-9-2021

IBACH PARK- VARIOUS POINT OF DISCUSSION WE HEARD:

- There were discrepancies between the City's previously stated plans for the Basalt Creek Area and what the consultants stated during the 9-9-21 meeting.
 - While the City is referencing the 2018 Parks Master Plan Update as the basis of their planning (which identifies 10-20+ acres of future Parks and Trails in the Basalt Creek Area,
 - during the 9-9-21 meeting Rich said the City is now only looking at 10 acres
I asked Rich if the City would provide more clarification / documentation as to the apparent changes in planning.
- Another discrepancy between the possible locations of Public Trails. The Master Plan indicated a north south trail between Grahams Ferry and Boones Ferry Roads.
 - During the 9-9-21 meeting, when questions were asked about the location of a public trail within the Basalt Creek Canyon area- what I heard the City's Consultant's reply- was they were looking at the Tonquin Trail west of the Canyon.
 - They commented the trails were being considered for placement next to roads--- this is different than previously stated plans and then the City's 2018 Master Plan. Again- a significant discrepancy.

There were multiple issues discussed during the meeting-Major points:

- 20-30 property owners showed up at the City's meeting held on 9-9-21 at Ibach Park
- Majority of citizens attending the meeting have one or more acres of property within the Basalt Creek Area- several owning around 5-10 acres which represents a large amount of land within the Basalt Creek Area, and a fairly good turnout for a "neighborhood" meeting.

There were comments made regarding:

- the way the City is conducting the planning process, the need for potentially affected property owner continuous participation within the process- which should not stop with one "Focus Group" meeting,
- the City's stated reliance upon existing Citizen Involvement systems- and the lack of representation of Basalt Creek property owners in the City's various Citizen Involvement Groups (CIO's, Parks Advisory Committee, City Planning Commission), and lack of elected representation within the City's Land Use planning process.
- the lack of relevant information on the availability of funding to purchase land within the Basalt Creek Area- and the lack of a timeline as to when and how the City plans to acquire land for their planning of parks.
- the City's identification of almost the entirety of the Basalt Creek Area as potentially having Public Parks and Public Trails casting a shadow over properties in the Basalt Creek Area- and the ability to sell; the lack of information as to how the City will evaluate price of land they want for the extensive number of future parks and trails they plan to site in the Basalt Creek Area.
- The City and their consultants repeatedly discussing the need for a large Public Park including sports fields etc.- referencing the numbers of people using the Ibach Park during the meeting.
 - Questions were then made by the attendees --- who are the intended users of the parks to be planned for the Basalt Creek Area?
 - There are two public schools within blocks of the area- both of these schools have extensive public land and ability to provide for various sports needs on lands which are still not developed within the school grounds
 - If the City plans to build a destination sports park in the Basalt Creek Area- it would be serving recreational needs outside of the local area and local citizens
 - If the City plans to build a destination sports park in the Basalt Creek Canyon Area- would draw additional traffic congestion during commute hours and parking needs within the Basalt Creek Area (especially if access would be from Boones Ferry Road.

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- This would compound the existing congestion on Boones Ferry Road; the additional traffic volume which will be a direct result of the City's planning for the 60+ acres of 300-400 residential units east of Boones Ferry Road; the additional traffic volume from Washington County's planned Basalt Creek Parkway Extension an intended regional freight expressway with major intersections at Grahams Ferry and Boones Ferry Roads.
 - If the City plans to build a destination sports park or other type of destination recreational park requiring large parking facilities, bathrooms, or other building structures in the Basalt Creek Canyon Area- would also increase impervious surfaces within lands which have high valued habitats and known issues of extremes in topography.
 - The City has not identified Significant Natural Areas in the Basalt Creek Area within the City's Adopted Natural Resource Maps, has not adopted a stormwater management plan and has not conducted a Goal #5 Natural Resources Inventory within the Basalt Creek Area- which causes questions as to how the City can be asking what type of Parks and other recreational structures should be planned within the Basalt Creek Area when the basic required documents and assessments have not been adopted by the City.
 - It is unknown how the City will be determining where and what are significant resources in the Basalt Creek Area- the location or the quality or condition of the natural resources and the consequential amount of buffering space will be required around the natural resources- for the preservation and conservation of multiple natural resources known to exist within the Basalt Creek Area.
 - This rises a significant concern- the City has not yet publicly established within this parks and trails planning process within the Basalt Creek Area---what land may or may not be appropriate for Public Use- due to environmental constraints
- the City's planning and development of the Basalt Creek Area- and inequity issues as to where the City is indicating future park locations in the Basalt Creek Area
 - the City is already planning the development of the 60+ acres of flat land east of Boones Ferry Road without major parks indicated for Public use- which shifts the lands for future Public Parks to the lands west of Boones Ferry Road.
The City's posters presented during the 9-9-21 meeting indicated potential parks within the area east of Boones Ferry Road
 - the developers of 60+ acres of land east of Boones Ferry Road- have not indicated plans for large parks for Public Use on their flat land within the information provided during their Public Meetings.
 - the CPHA Affordable Housing Project east of Boones Ferry Road has stated the parks and play structures within their development are being planned only for use on 5 acres of land- and will not be provided for Public use
 - This planned action by the City of Tualatin provides increased the value and salability of the Autumn Sunrise Development east of Boones Ferry Road - as the developers can advertise close access to large Public Parks and Natural Area-
 - While shifting the burden to provide most of future Public parks to be accommodated on the properties east of Boones Ferry Road
 - on to land which is owned by citizens-most of whom are not residents of the City nor represented within this Land Use Planning Process.
 - On to land, which is not as flat and appropriate sports fields, and has more extremes in topography and more Natural Resources which should be protected and conserved.
- Several safety issues about planning public trails within Natural Areas were presented
 - including questions as to how the City would address safety issues and health concerns which have developed along the Springwater Trail- a trail similar to what the City is considering.
 - There were additional safety issues expressed about parks located within steep terrain and areas with water and impacts upon water quality.

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- There were several additional issues ... including concerns about the actual utility of the meeting-
 - if this Citizen Outreach Event was conducted just to fulfill a requirement,
 - if all the topics discussed during the meeting would be documented and presented to the Council members,
 - desire expressed for the City to continue to meet with Basalt Creek property owners as part of the development of the Master Plan- and not just as one of many focus groups providing feedback.

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SURVEY #3 RESULTS - BASALT CREEK PARKS & RECREATION DRAFT PLAN PUBLIC
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- The need for open space in the planning area should be determined, and standards developed for the amount, distribution, and type of open space.
- Criteria should be developed and utilized to determine what uses are consistent with open space values and to evaluate the effect of converting open space lands to inconsistent uses. The maintenance and development of open space in urban areas should be encouraged
- Plans providing for open space, scenic and historic areas and natural resources should consider as a major determinant the carrying capacity of the air, land and water resources of the planning area. The land conservation and development actions provided for by such plans should not exceed the carrying capacity of such resources

State of Oregon Goal #5 Open Space. Implementation

- Development should be planned and directed so as to conserve the needed amount of open space.
- The conservation of both renewable and non-renewable natural resources and physical limitations of the land should be used as the basis for determining the quantity, quality, location, rate and type of growth in the planning area.
- Fish and wildlife areas and habitats should be protected and managed in accordance with the Oregon Wildlife Commission's fish and wildlife management plans.
- Stream flow and water levels should be protected and managed at a level adequate for fish, wildlife, pollution abatement, recreation, aesthetics and agriculture.
- Significant natural areas that are historically, ecologically or scientifically unique, outstanding or important, including those identified by the State Natural Area Preserves Advisory Committee, should be inventoried and evaluated. Plans should provide for the preservation of natural areas consistent with an inventory of scientific, educational, ecological, and recreational needs for significant natural areas

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APPENDIX #4 CITY OF TUALATIN NATURAL RESOURCE MAPS 72-1 AND 72-3

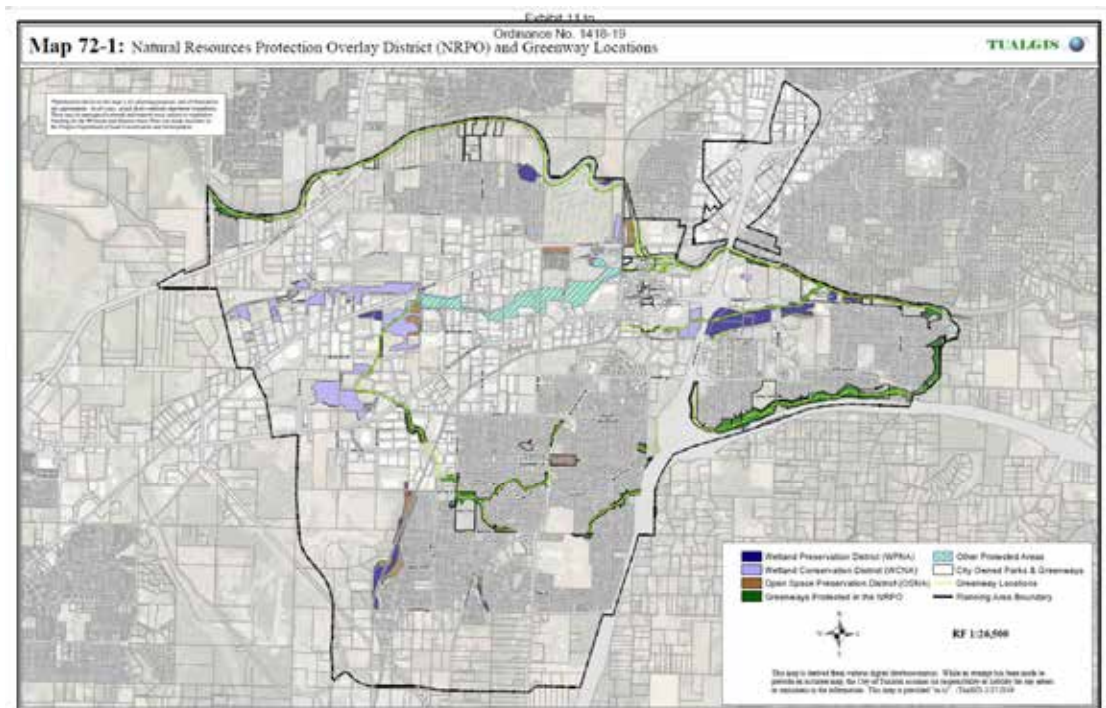
CITY OF TUALATIN ADOPTED NATURAL RESOURCE MAPS

PROTECTION OVERLAY DISTRICT (NRPO) AND GREENWAY LOCATIONS MAP 72-1

SIGNIFICANT NATURAL RESOURCES MAP 72-3

THESE MAPS OMIT SIGNIFICANT INFORMATION ON MULTIPLE NATURAL RESOURCES KNOWN TO EXIST WITHIN THE BASALT CREEK AREA

- **STANDARDIZED EVALUATION OF THE CITY'S NATURAL RESOURCES IS NOT PROVIDED**
- **QUESTIONS ARISE AS TO APPLICABILITY OF THE CITY'S STATUTES WHICH UTILIZE OR REFERENCE THESE MAPS FOR LAND USE PLANNING IN THE BASALT CREEK AREA**
- **QUESTIONABLE ACCURACY OF IDENTIFICATION, LOCATION AND CONDITION OF NATURAL RESOURCES IN THE BASALT CREEK AREA WITHIN AN ADOPTED CITY MAP- NEEDED FOR PLANNING THE FUTURE LOCATIONS OF PARKS AND TRAILS IN THE BASALT CREEK AREA**
 - ACCURATE DATA NECESSARY FOR DETERMINATION OF LOCATION AND AMOUNT PROTECTIVE BUFFERING ZONES FOR VARIOUS NATURAL RESOURCES
 - ACCURATE DATA NECESSARY TO EVALUATE IMPACT OF UPSTREAM AND DOWNSTREAM STORMWATER AND EROSION UPON WETLANDS WHEN DETERMINING FUTURE PARKS AND TRAILS IN THE BASALT CREEK AREA

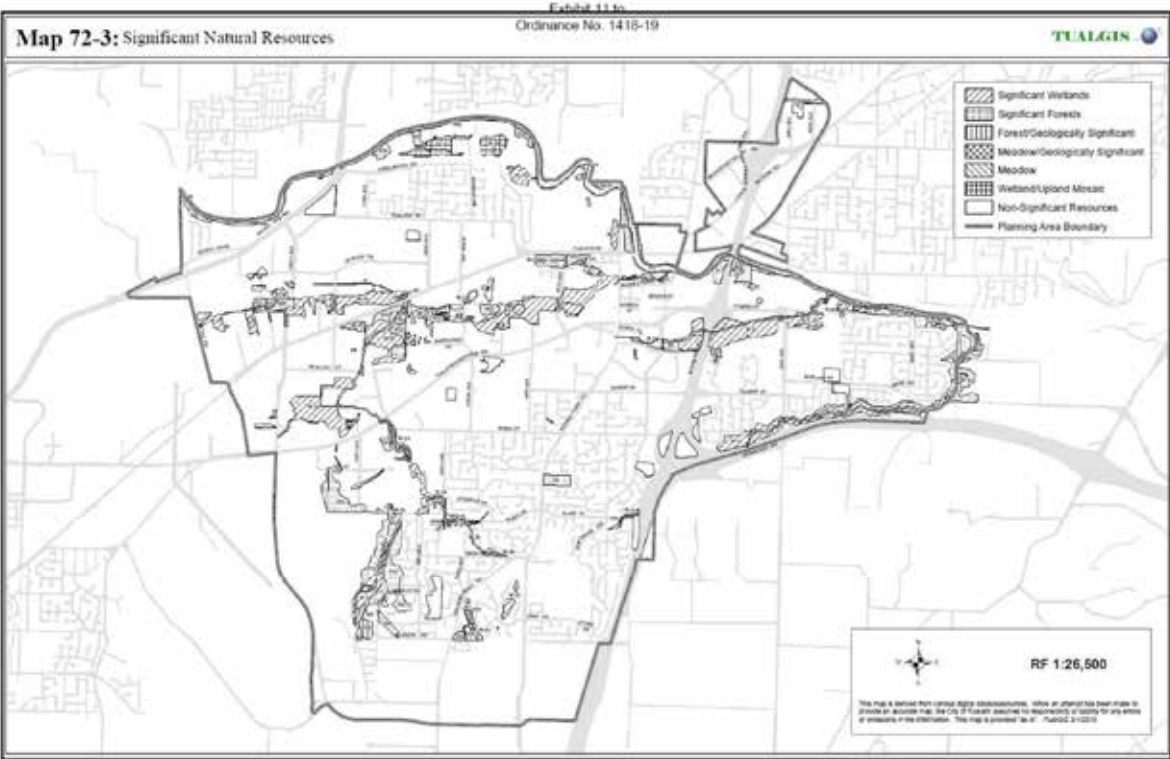


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CITY OF TUALATIN'S ADOPTED SIGNIFICANT NATURAL RESOURCES MAP 72-3

- OMITTS INFORMATION ON MULTIPLE NATURAL RESOURCES KNOWN TO EXIST WITHIN THE BASALT CREEK AREA



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APPENDIX #5 SIMILARITIES OF MAPS EMBEDDED IN PROPOSED MASTER PLAN

& MAPS OF DEVELOPER REQUESTED LAND USE ACTIONS

- NOT YET PRESENTED TO GOVERNING BODY FOR ACCEPTANCE BY THE CITY OF TUALATIN

MAPS EMBEDDED INTO PROPOSED MASTER PLAN AND POSTED TO CITY'S OFFICIAL WEBSITE 11-10-2021

SIMILAR TO MAPS OF DEVELOPERS REQUESTS FOR LAND USE ACTIONS- WHICH HAD NOT YET BEEN TO HEARING

- HAS THE APPEARANCE CITY PREDETERMINATION OF ACCEPTANCE OF REQUESTED LAND USE ACTIONS WHICH HAVE NOT YET COMPLETED THE PUBLIC LAND USE PROCESS
- CLOUDS THE TRANSPARENCY OF THE GOVERNMENTAL PROCESS
- CAUSES QUESTIONS AS TO THE ABILITY OF CITIZENS TO HAVE AN IMPACT AND EFFECTIVELY PARTICIPATE IN CITIZEN INVOLVEMENT

AUTUMN SUNRISE MAPS-

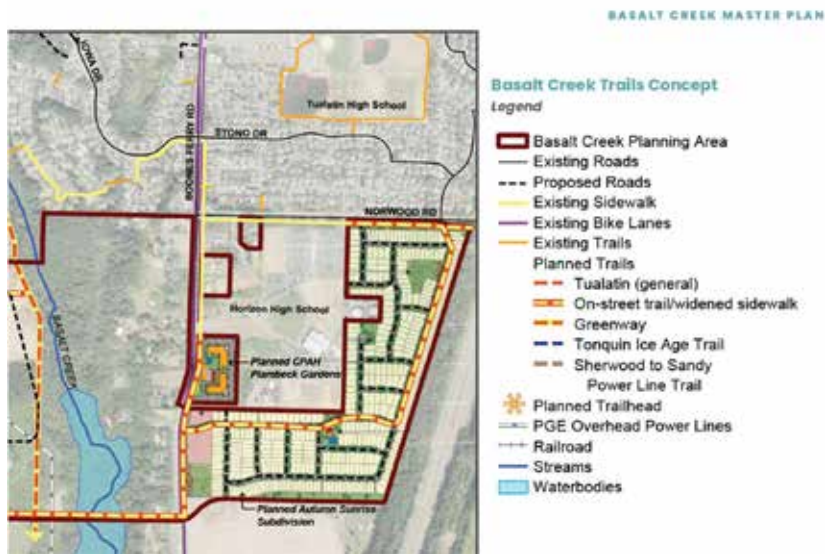
3-22-2021- CITY ADOPTED MAP FOR AUTUMN SUNRISE PROPERTIES ORD 1454-21



11-10-2021- MAP EMBEDDED IN PROPOSED MASTER PLAN OF AUTUMN SUNRISE DEVELOPMENT

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11-1-2021- MAP PROPOSED AUTUMN SUNRISE CUP AND SUBDIVISION DEVELOPMENT SITE PLANS SB 21-0001 - STILL SCHEDULED FOR HEARING BEFORE CITY OF TUALATIN PLANNING COMMISSION ON 12-2-2021

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CPAH MAPS

4-26-2021 MAP OF CPAH PROPERTY WHEN ADOPTED INTO THE CITY

Ordinance No. 1456-21 AN ORDINANCE ANNEXING TERRITORY AT 23500 SW BOONES FERRY ROAD TAX MAP 2S135D LOT 303, INTO THE CITY OF TUALATIN (ANN 20-0004)



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11-10-2021- MAP EMBEDDED IN PROPOSED MASTER PLAN OF CPAH DEVELOPMENT



11-1-2021- MAP PROPOSED CPAH REQUESTED VAR 21-0003 SITE PLANS

- WAS NOT SCHEDULED FOR HEARING BEFORE CITY OF TUALATIN PLANNING COMMISSION UNTIL 11-18-2021
- VAR 21-0003 WAS VOTED FOR ADOPTION BY PLANNING COMMISSION ON 11-18-2021
- ALTHOUGH WITH SEVERAL DISSENTING PUBLIC COMMENTS



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From: [G Lucini](#)
To: [Rich Mueller](#); [Ross Hoover](#)
Cc: [John Lucini](#)
Subject: Re: Submission of Citizens Comments- Basalt Creek Parks & Recreation- Master Plan City of Tualatin
Date: Tuesday, December 14, 2021 4:28:10 PM
Attachments: [image003.png](#)
[image002.png](#)
[image.png](#)
[image.png](#)
[image.png](#)
[image.png](#)
[image.png](#)
[image.png](#)

Hi Rich,
Thank you for providing the information as to the additional revisions made on the draft upon which the Public Comments were based, which we received this morning.

Perhaps I may be reading the text within Chapter 2 Existing Conditions & Site Analysis (page 32) incorrectly, but under Natural Features it states:

"The Basalt Creek Canyon is contained on the east side of residential parcels fronting Boones Ferry Road."

This is not accurate, and may lead to significant misunderstanding of the proposed Land Use Action and potential impacts - including local property owners. It also identifies a major deficiency in accurate information as to the location, condition and value of various Natural Resources which are known to exist within the Basalt Creek Area, but not identified in the City's adopted Natural Resources Maps 72-1 and 72-3, which is extremely problematic in a Land Use Planning Action such as the proposed Parks And Recreation Master Plan for the Basalt Creek Area.

The text continues...

"Wetlands and permanently inundated areas are present in the lower half on the canyon."

This statement is not clear, and may be misleading as to the size, scope and importance of this Federally identified wetland to the flora and fauna which are dependent upon this Natural Resource.

It is not clear where the City obtained this information which is stated as fact in the proposed Master Plan.

There are significant discrepancies between what is currently stated in the proposed document as the existing conditions within the Basalt Creek Area, and what can be either seen by the naked eye, or substantiated by various authoritative resources- such as the Federal Government and Metro.

It is hoped the City will make clarifications regarding these issues during the presentation to the City's Parks Advisory Committee Meeting this evening, and make further clarifications within future revisions of this draft.

Additional supporting information regarding these issues is provided below:

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SURVEY #3 RESULTS - BASALT CREEK PARKS & RECREATION DRAFT PLAN PUBLIC
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Relevant comments and facts regarding the existing conditions and the concerns of the citizens who currently own these lands should accurately and appropriately be recognized

1. Contrary to what is stated within the proposed Master Plan, our home, and the other homes which front Boones Ferry Road- the Basalt Creek Canyon are located on the east side of the Canyon- not on the west side of the Canyon.
2. The wetlands within the Basalt Creek Canyon are a part of our backyard, and are also on the west side of our home- not the east.
3. It is important that accurate information be included within the City's Master Planning for the Basalt Creek Area- due to some inaccurate and incomplete information contained within the City's adopted maps and documents- and the need for relevant accurate facts and concerns to be presented as part of the City's Land Use Planning process.
4. The City of Tualatin Parks and Recreation Department sought input from local residential property owners in a Stakeholder Meeting on 9-9-2021 which had an overwhelming attendance of 20-30 local residents.
 - It should be noted, due to the multiple questions and concerns expressed by these citizens these citizens (who own the property which the City is intending to establish Land Use planning authority) never participated in the planning activities for various types and uses for future parks in the Basalt Creek Area- which were summarized within the Citizen Involvement section of the Draft.
 - Little information was provided within the proposed Master Plan as to the multiple specific concerns expressed by the existing property owners
 - It would seem appropriate the proposed document would clearly identify the various concerns specifically identified during the 9-9-2021 local property Stakeholders Meeting- and present clear resolutions within the proposed document-
 - The City will have to work with these local property owners in order to obtain the land in the Basalt Creek Area which the City will have to acquire for future parks and trails.
 - There are few clearly identified steps for the inclusion of directly affected Basalt Creek property owners and what steps the City shall take implemented future Master Planning of individual Park and Trails for
 - protection of existing neighborhoods in the Basalt Creek Area (Metro Title 12)
 - the protection of privacy of local citizens
 - protection of property rights of Basalt Creek citizens

These are significant issues which should be included within this regional Land Use Master Plan, as a large portion of the land within this proposed Master Plan has not been annexed into the City.

This issue becomes more problematic due to the lack of elected representation within this and other Land Use Actions by these property owners whose property

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is not annexed and are outside the City Limits.

The City of Tualatin has been aware for many years, that the City's Citizen Involvement Organizations (CIO's) do not allow membership for property owners outside the City Limits- and has not taken effective actions to mitigate the lack of a Citizens Involvement Program - as specified by the State of Oregon Land Use Goal #1 for Citizen Involvement- for these property owners in the Basalt Creek Area to have their concerns heard and addressed.

#2 The City's proposed Master Plan for the Basalt Creek Area, lacks standardized and clearly identified location, condition and value of various title #13 and Goal #5 Natural Resources- including Open Space -within the proposed Basalt Creek Master Plan by the City of Tualatin Parks and Recreation Department ---which is a document to authorize the planning of future recreational activities on lands which are known to be rich in various Natural Resources.

There are additional concerns within the proposed Master Plan's Chapter 2 Existing Conditions as to the location of Wetlands and permanently inundated areas. Within the Basalt Creek Area, various wetlands are located within the southern portion of the Basalt Creek Land Use Planning area.

However the wetlands within the Basalt Creek Canyon Area are extensive - covering over 14 acres of land.

Both the Federal Wetlands Inventory, the State of Oregon and Metro have identified this major wetland -PSS1A -to be located within the majority of the Basalt Creek Canyon- not just the "lower half" of the Canyon as stated within Chapter 2 of the proposed Master Plan.

It is important that this major wetland is appropriately identified due to its continued existence is not only important to the continual health of the local flora and fauna, it is a major element and a limiting condition for Land Use Planning in the Basalt Creek Canyon Area--- the major portion of the Central Planning Area of the proposed Master Plan.

The need for accurate presentation of facts on a large Natural Resource which the City is required to protect and conserve is problematic and compounds Land Use Planning by the City- as the City's adopted Natural Resource Maps 72-1 and 72-3 lack standardized and clearly identified location, condition and value of various Goal #5 Natural Resources- including Open Space -within the Basalt Creek Area. (Please see maps included below).

The proposed document also does not provide clear standardized accurate information as to the known existence of multiple Natural Resources AND OPEN SPACE which the City is required to protect and conserve in the Basalt Creek Area- including the types, location, condition and value of these resources.

The City of Tualatin has been notified for many years of the lack of clearly identified and standardized Natural Resources in the Basalt Creek Area within the City's adopted governing documents.

The City is conducting a major Land Use Planning Action which may directly or

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indirectly impact these Natural Resources, regardless of which department within the City is initiating this Land Use Plan.

Please see copy of City of Tualatin's response (dated 11-30-21) to our Citizen Comments submitted 11-21-2021 regarding this proposed Master Planning for Public Parks and Trails in the Basalt Creek Area.

The City continues to attempt to delay their role and responsibilities in the basic elements of Land Use Planning- in the provision of accurate and relevant information on the documentation of the existence of Natural Resources within the Basalt Creek Area which should be contained in a regional Master Plan being proposed for adoption. This issue is especially relevant when the City's adopted Maps do not provide the supportive necessary information.

Senior City staff have stated the City will have developers conduct the required Goal #5 Natural Resources Inventory at the time of proposed development. This approach is not supported by Oregon's Statewide Planning Goals.

It also appears this proposed Land Use Action identifies the City's role as the entity who will be conducting the planning and perhaps implementing the development of future parks and trails in the Basalt Creek Area, and as such the City should be providing clear guidance within this regional Master Plan as to which and which should - or should not be considered for planning the location of future parks or trails within and area abundant in Natural Resources.

It appears the City does not intend to address these concerns as indicated in the City's email dated 11-30-2021.



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The proposed Master Plan for the Basalt Creek Area provides a hypocritical approach by the City of Tualatin in the planning of future parks and trails in the Basalt Creek Area,

This proposed Master Plan clearly identifies the intentions to utilize and exploit the various Natural Resources and Open Spaces ---which make many portions of the Basalt Creek Area unique and desirable for future parks and trails.

While the proposed Master Plan includes statements as to the City's intention to preserve and protect various- but unidentified natural resources ----the City has not offered clear information as to what Natural Resources the City will be protecting and conserving in the Basalt Creek Area.

The lack of basic and necessary facts and documents relating to the very existence of various Natural Resources within this proposed Master Plan or within the City's adopted Maps does not support the City's contention of current or future protections for sensitive resources in the Basalt Creek Area.

We hope the City will address and resolve the concerns which we present regarding the proposed and newly revised draft of the City of Tualatin Parks and Recreation Master Plan for the Basalt Creek Area.

John and Grace Lucini

The maps provided below provide information and facts regarding the Existing Conditions within the Basalt Creek Area- which support and clarify the concerns which we present regarding information provided within Chapter 2 of the proposed Master Plan.

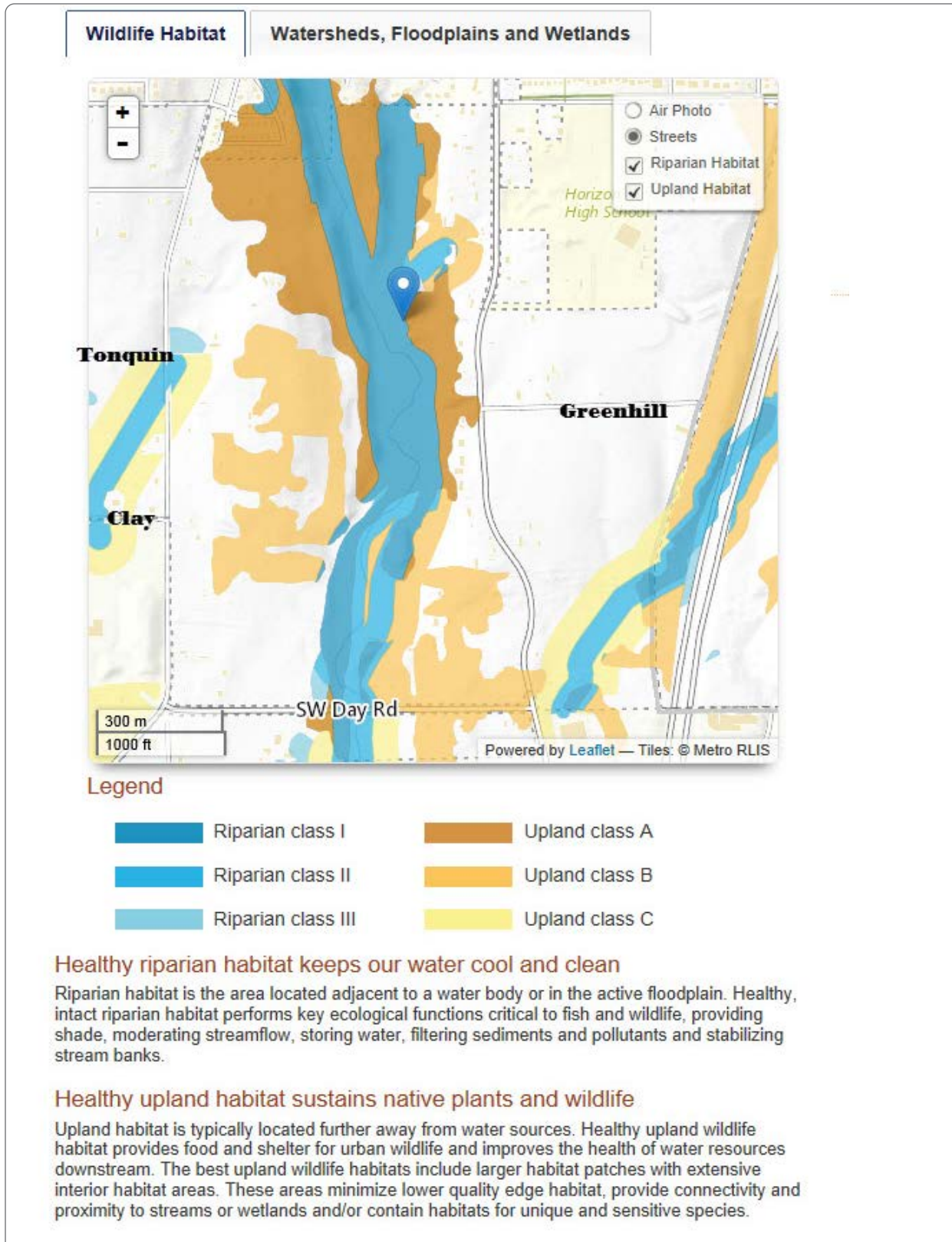
#1 The Basalt Creek Canyon lies to the west of the many existing homes in the Basalt Creek Area which front SW Boones Ferry Road.

#2 The Wetlands and permanently inundated areas are present and identified throughout the length of the canyon.

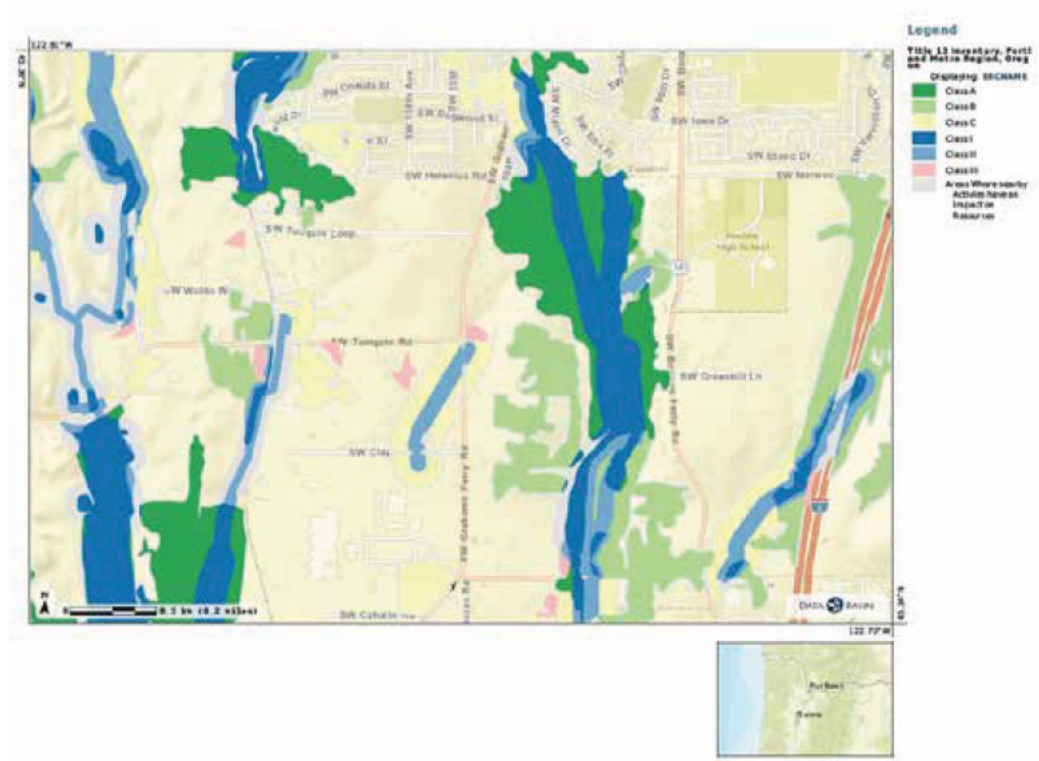
#3 The Basalt Creek Area has multiple Title #13 and Goal #5 Natural Resources- including Open Space which currently exist but are not specifically addressed nor identified for protection or conservation by the City.

APPENDIX A: COMMUNITY ENGAGEMENT

SURVEY #3 RESULTS - BASALT CREEK PARKS & RECREATION DRAFT PLAN PUBLIC REVIEW & SURVEY INPUT | NOV 12 - DEC 5, 2021

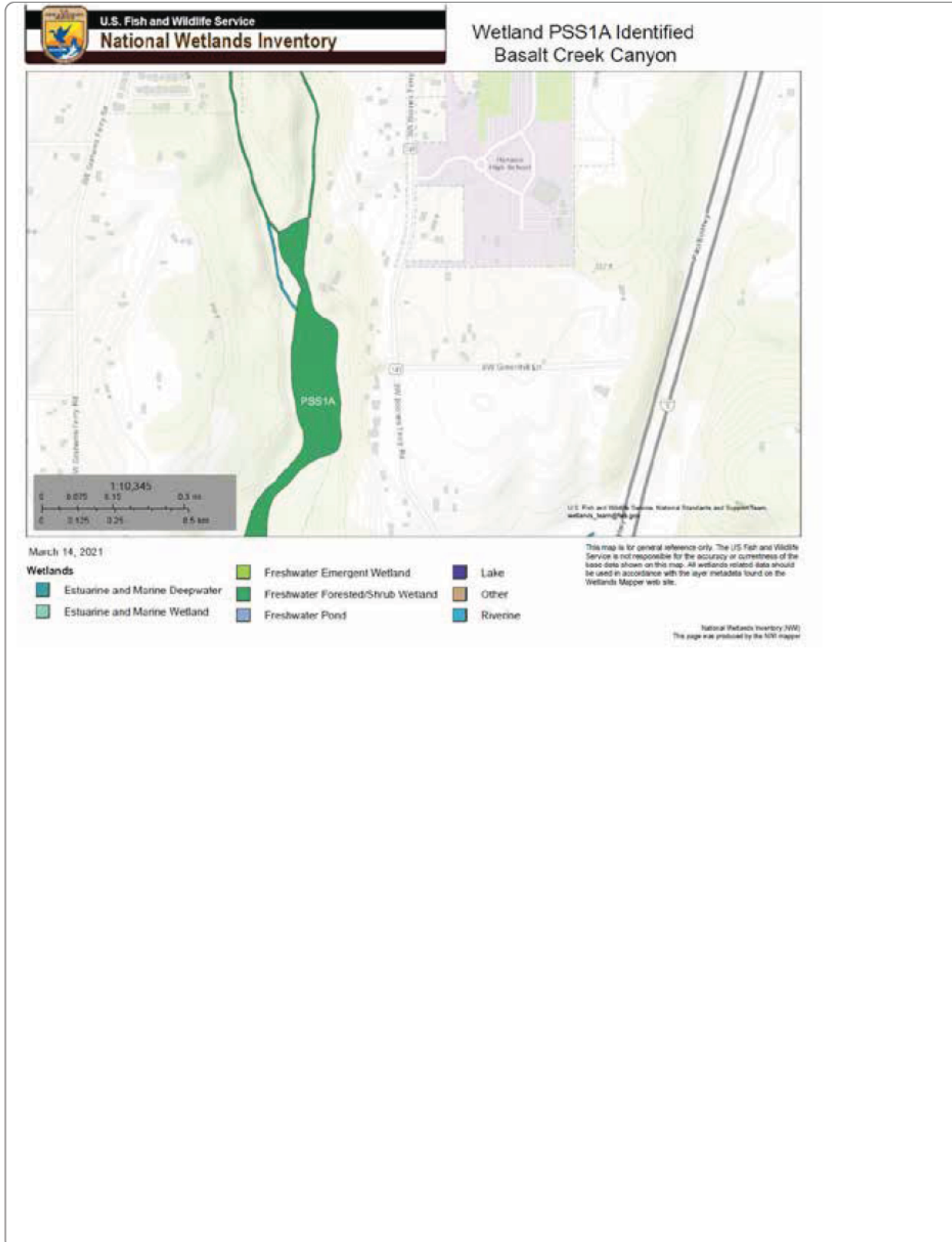


**SURVEY #3 RESULTS - BASALT CREEK PARKS & RECREATION DRAFT PLAN PUBLIC
REVIEW & SURVEY INPUT | NOV 12 - DEC 5, 2021**



APPENDIX A: COMMUNITY ENGAGEMENT

SURVEY #3 RESULTS - BASALT CREEK PARKS & RECREATION DRAFT PLAN PUBLIC REVIEW & SURVEY INPUT | NOV 12 - DEC 5, 2021



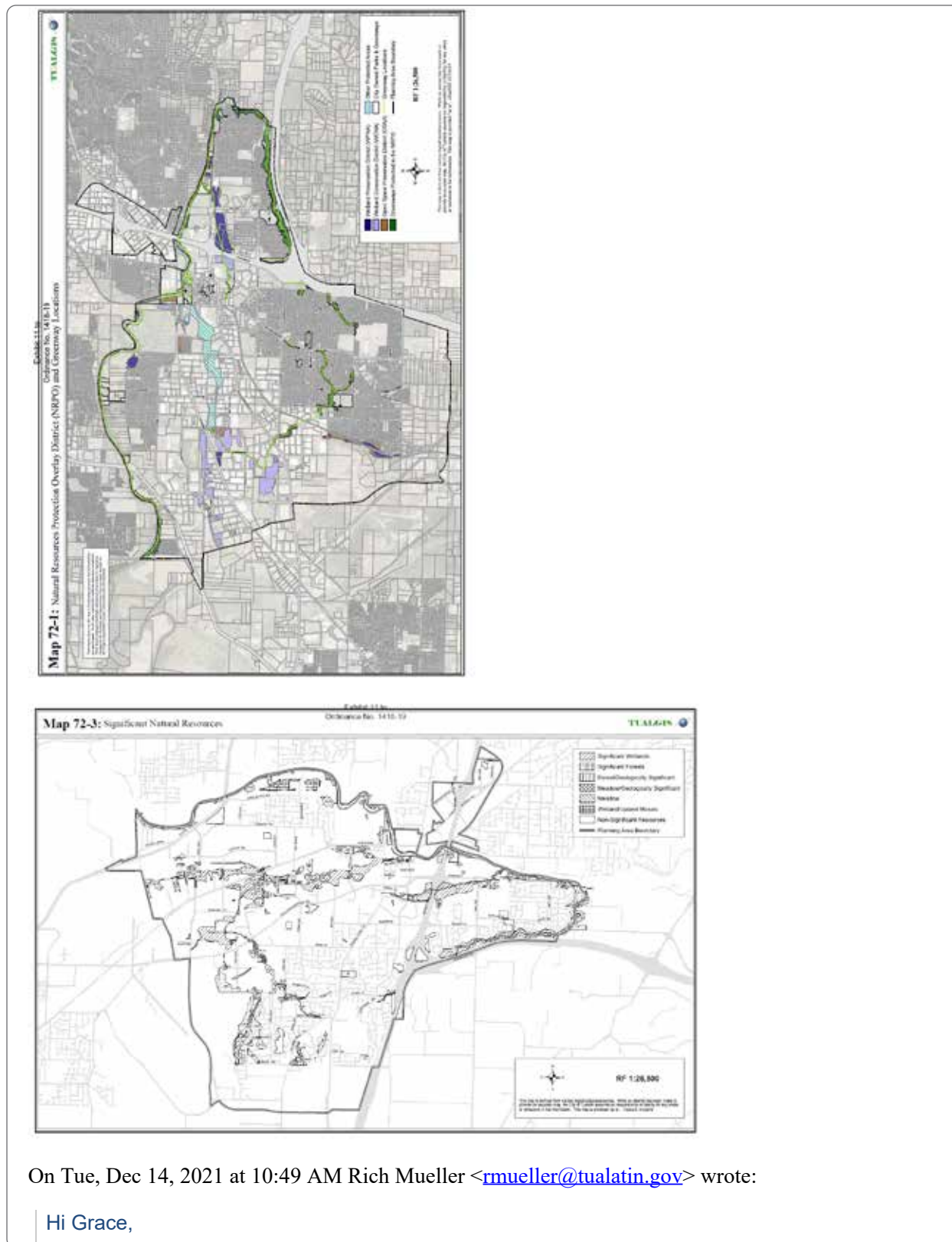
SURVEY #3 RESULTS - BASALT CREEK PARKS & RECREATION DRAFT PLAN PUBLIC REVIEW & SURVEY INPUT | NOV 12 - DEC 5, 2021

The image displays two screenshots of a Statewide Wetlands Inventory map. The top screenshot shows a detailed map with a legend and various wetland codes (PSS1A, PSS1G, R48BC, etc.). The bottom screenshot shows a zoomed-in view of a wetland area with a pop-up information box for 'Wetlands: PSS1A' showing attributes like 'WETLAND TYPE: Freshwater Forested/Shrub Wetland' and 'ACRES: 14.90'.

The City of Tualatin's adopted Governing Maps relating to Natural Resources Maps 72-1 and 72-3 adopted in ORD 1418-19, do not provide the facts, data or information on multiple Natural Resources known to exist within the Basalt Creek Area to provide supporting documentation as to the City's intent to protect and conserve these resources.

APPENDIX A: COMMUNITY ENGAGEMENT

SURVEY #3 RESULTS - BASALT CREEK PARKS & RECREATION DRAFT PLAN PUBLIC REVIEW & SURVEY INPUT | NOV 12 - DEC 5, 2021



On Tue, Dec 14, 2021 at 10:49 AM Rich Mueller <rmueller@tualatin.gov> wrote:

Hi Grace,

**SURVEY #3 RESULTS - BASALT CREEK PARKS & RECREATION DRAFT PLAN PUBLIC
REVIEW & SURVEY INPUT | NOV 12 - DEC 5, 2021**

The November 23 draft plan was for technical corrections, and reformatting some pages. Content changes can be found on the Trail Concept map (page 67). Appendix A included format changes and addition of focus groups, meetings and site visits starting on page 78, and appendix B was included to show cost estimates. There are minor technical corrections to the appendices yet to be made, such as correct the spelling of your name on site visit documents (pages 93-96). The appendix will also include the last survey (#3), and public comments which are in the parks advisory committee meeting packet.

Thanks,

Rich Mueller

Parks Planning & Development Manager

City of Tualatin | Parks & Recreation Department

18880 SW Martinazzi Ave | Located at 8515 SW Tualatin Road, Tualatin, OR 97062

Phone: 503.691.3064 | Fax: 503.691.9786

www.tualatinoregon.gov



From: G Lucini <[REDACTED]>
Sent: Friday, December 10, 2021 10:39 AM
To: Rich Mueller <rmueller@tualatin.gov>
Cc: Ross Hoover <rhoover@tualatin.gov>; John Lucini <[REDACTED]>
Subject: Re: Submission of Citizens Comments- Basalt Creek Parks & Recreation- Master Plan City of Tualatin

Hi Rich,

Thanks for letting us know about the upcoming Parks Advisory Meeting on 12-14-21 where TPARK has the City's proposed Master Plan for Parks and Trails in the Basalt Creek Area as an agenda item.

APPENDIX A: COMMUNITY ENGAGEMENT

SURVEY #3 RESULTS - BASALT CREEK PARKS & RECREATION DRAFT PLAN PUBLIC
REVIEW & SURVEY INPUT | NOV 12 - DEC 5, 2021

We appreciate the inclusion of our prior 11-21-21 submissions regarding the proposed Master Plan within the Informational Packet for the 12-14-21 meeting.

I noticed the date on proposed Master Plan for the Basalt Creek Area has been changed to a 11-23-2021 version- which I assume may be different from the previous version provided for Public Comment. which was dated 11-2-2021.

Is there a copy of the currently proposed 11-23-21 draft which indicates the changes which have been made since the 11-2-21 draft upon which our Citizen Comments were made?

This would be very helpful, as the document is over 100 pages, and attempting to compare the 11-2-21 version to the 11-23-21 version to identify any changes is very difficult.

Perhaps there is a version of the current proposal - with strikethroughs which clearly identify the changes which have been made?

Or can the pages which contain changes or additions since the 11-2-21 version be identified?

Thanks,

John and Grace Lucini

On Tue, Dec 7, 2021 at 4:50 PM Rich Mueller <rmueller@tualatin.gov> wrote:

Hi Grace,

For your information there is an upcoming Park Advisory Committee public meeting to review and provide input on the draft plan and community comments received. This virtual meeting is scheduled on Tues, Dec. 14 at 6 pm. The meeting information, agenda, packet, and virtual link can be found at <https://www.tualatinoregon.gov/recreation/tualatin-park-advisory-committee-meeting-59>.

SURVEY #3 RESULTS - BASALT CREEK PARKS & RECREATION DRAFT PLAN PUBLIC REVIEW & SURVEY INPUT | NOV 12 - DEC 5, 2021

Thanks,

Rich Mueller

Parks Planning & Development Manager

City of Tualatin | Parks & Recreation Department

18880 SW Martinazzi Ave | Located at 8515 SW Tualatin Road, Tualatin, OR 97062

Phone: 503.691.3064 | Fax: 503.691.9786

www.tualatinoregon.gov



From: Rich Mueller

Sent: Tuesday, November 30, 2021 3:56 PM

To: G Lucini [REDACTED]

Cc: Ross Hoover <rhoover@tualatin.gov>; John Lucini <[REDACTED]>

Subject: RE: Submission of Citizens Comments- Basalt Creek Parks & Recreation- Master Plan
City of Tualatin

Hi Grace,

Thank you for your comments and input regarding Basalt Creek Parks & Recreation Plan. This high level plan does not address operational procedures and regulations, which are part of future park planning phases. Your questions about operational processes and procedures will be addressed when planning occurs for a specific park site or trail section. I refer you to the Community Development Department for questions about planning procedures and land use in Basalt Creek.

At this time a Council presentation about the parks and trail plan is scheduled during work session on January 10, 2022, and consideration of acceptance at the January 24, 2022 meeting during general business. The plan adoption is expected to be considered

APPENDIX A: COMMUNITY ENGAGEMENT

SURVEY #3 RESULTS - BASALT CREEK PARKS & RECREATION DRAFT PLAN PUBLIC
REVIEW & SURVEY INPUT | NOV 12 - DEC 5, 2021

in the winter or spring 2022.

Thanks,

Rich Mueller

Parks Planning & Development Manager

City of Tualatin | Parks & Recreation Department

18880 SW Martinazzi Ave | Located at 8515 SW Tualatin Road, Tualatin, OR 97062

Phone: 503.691.3064 | Fax: 503.691.9786

www.tualatinoregon.gov

From: G Lucini [REDACTED]
Sent: Sunday, November 21, 2021 11:18 PM
To: Rich Mueller <rmueller@tualatin.gov>
Cc: Ross Hoover <rhuover@tualatin.gov>; John Lucini <[REDACTED]>
Subject: Submission of Citizens Comments- Basalt Creek Parks & Recreation- Master Plan City of Tualatin

Please accept this submission of our Citizen Comments as part of the Public Record for the proposed Basalt Creek Tualatin Parks & Recreation Master Plan.

Our comments are provided within the attached PDF file.

Please let us know if you have any difficulty in opening the file.

We have included at the end of our Comments 3 specific requests for information from the City:

- Would you let us know when this proposed Master Plan will be presented for review and hearing by the City?
- Will the City of Tualatin Planning Commission be the Governing Body, or will this be presented and heard by the City of Tualatin City Council?
- As Interested Persons, we submit in writing a request to be Notified of future Public Meetings for this proposed Land Use Action. Our contact information is provided

**SURVEY #3 RESULTS - BASALT CREEK PARKS & RECREATION DRAFT PLAN PUBLIC
REVIEW & SURVEY INPUT | NOV 12 - DEC 5, 2021**

within our submission.

We look forward to receiving a response to these requests for information.

Respectfully submitted,

John and Grace Lucini

APPENDIX A: COMMUNITY ENGAGEMENT



Tualatin Park Advisory Committee

Dates: May 11, Jun 8, Jul 13, Aug 10, Oct 12,
Nov 9, Dec 14, 2021

Time: 6pm

Location: Virtual

Minutes available at City of Tualatin website

Basalt Creek

Informational Webinar

Date: May 17, 2021

Time: 12pm

City Council

Dates: Jul 14, 2021,
Jan 10 & 24, 2022

Time: 5pm–7pm

Location: Virtual

**Joint Meeting of Tualatin Park Advisory Committee,
Arts Advisory Committee, Planning Commission,
& Youth Advisory Council**

(Public Meeting & Focus Group)

Date: Sept 14, 2021

Time: 6pm

Location: Virtual

INFORMATIONAL WEBINAR - SLIDES | MAY 17, 2021



Parks and Recreation Planning



- **What are existing plans for parks in the area?**
 - 10-20+ acres of park space
 - Greenways, natural parks & trail connections
 - Protection of natural resources & habitats
 - Need for Master Planning
 - A community park

- **How can I share my ideas for future Parks?**

APPENDIX A: COMMUNITY ENGAGEMENT

INFORMATIONAL WEBINAR - SLIDES | MAY 17, 2021

Parks and Recreation Planning



- **What will the planning process include?**

- Market Studies
- Design Options
- Public Outreach
- Park & Trail design program

- **Where can I find more information?**

<https://www.tualatinoregon.gov/recreation/webforms/basalt-creek-parks-recreation-plan>

- **Sign-up for email updates including meeting info and surveys**

Rich Mueller, Parks Planning & Development Manager at 503.691.3064

INFORMATIONAL WEBINAR - SUMMARY | MAY 17, 2021

BASALT CREEK INFORMATIONAL WEBINAR

May 17, 2021 at 12pm

Summary

Attendance - Cathy Holland and the Lucinis.

Staff –Ross Hoover, Rich Mueller, Erin Engman, Steve Koper, Kim McMillian, Jonathan Taylor

Welcome

Jonathan Taylor began meeting by introducing staff and giving a brief overview:

This informational webinar is about proposed long-term development and planning projects in the Basalt Creek and Southwest Industrial Areas. These projects have been identified and developed by the City of Tualatin of the last decade.

Community Development

Erin Engman gave a presentation on the planning area history and the future:

The planning area was added to the urban growth boundary in 2004 and we are now prepared for applicants to annex into the City. There is a concept plan identifies zoning, future roads and utilities to guide future development. This also includes the need for two off street trails adopted by the Basalt Creek Compressive Plan.

Parks & Recreation

Ross Hoover gave a presentation on the parks planning process for the area:

Thanked participants and stressed the importance of community participation and engagement to the planning process. Shared an overview of existing plans for parks, trails and green spaces for the area from the master plan based on what the community wants. We are starting to work on the details with a consultant to learn what the community would like to see and gave an overview of what the process will entail.

Urban Renewal

Jonathan Taylor gave a presentation on the urban renewal in the area:

Explained what urban renewal is and how tax increment-financing works. Explained the timeline, including project history and future work though 2022.

Questions Related to Parks

Q: There a lot of decisions to be made about parks, is the city leaning toward a location on one particular side of Boons Ferry Rd

A: We are not, we are open to all areas and working with the community to determine the best location.

Q: What funding can the City use to purchase property for parks?

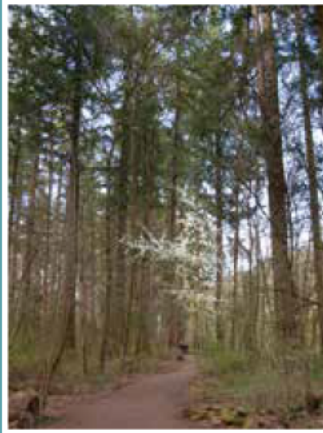
A: The final Basalt Creek park plan document will list all the potential funding sources. But what we can share is the pandemic has reduced government revenue, particularly lottery funding which funds the state grants for parks. There will also be access to SCD funds as development happens.



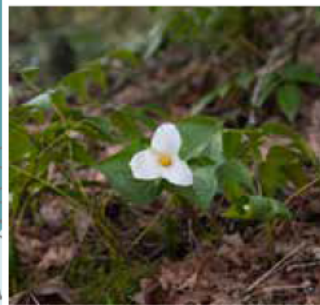
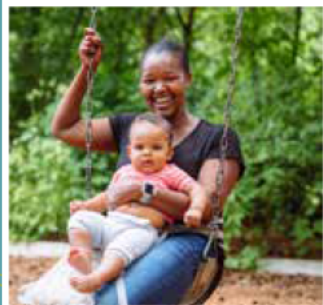
City of
TUALATIN
Basalt Creek
PARKS & RECREATION
PLAN



Basalt Creek Parks Planning
Progress Report July 2021



PARKS & RECREATION MASTER PLAN



- Acquire 10-20+ acres of park space through an area master plan process.
- Acquire additional land for greenways and natural parks to support planned trail connectivity and protect creek canyon habitat and natural resources.
- Master Plan and develop park site as a community park to meet neighborhood, employee, and community needs.

Basalt Creek Parks Planning
Progress Report July 2021

02

UPDATE TO CITY COUNCIL - SLIDES | JULY 14, 2021



PURPOSE & BACKGROUND

- Plan for expanding community Parks & Recreation needs
- Address needs of new residential, manufacturing & commercial areas
- Assess potential site acquisition opportunities

Basalt Creek Parks Planning
 Progress Report July 2021

03

TASKS COMPLETED

MARCH 2021



Develop Acquisition Criteria



Public Outreach & Information



Analyze Potential Locations



Market Study



Proposed Acquisition Approach

JULY 2021

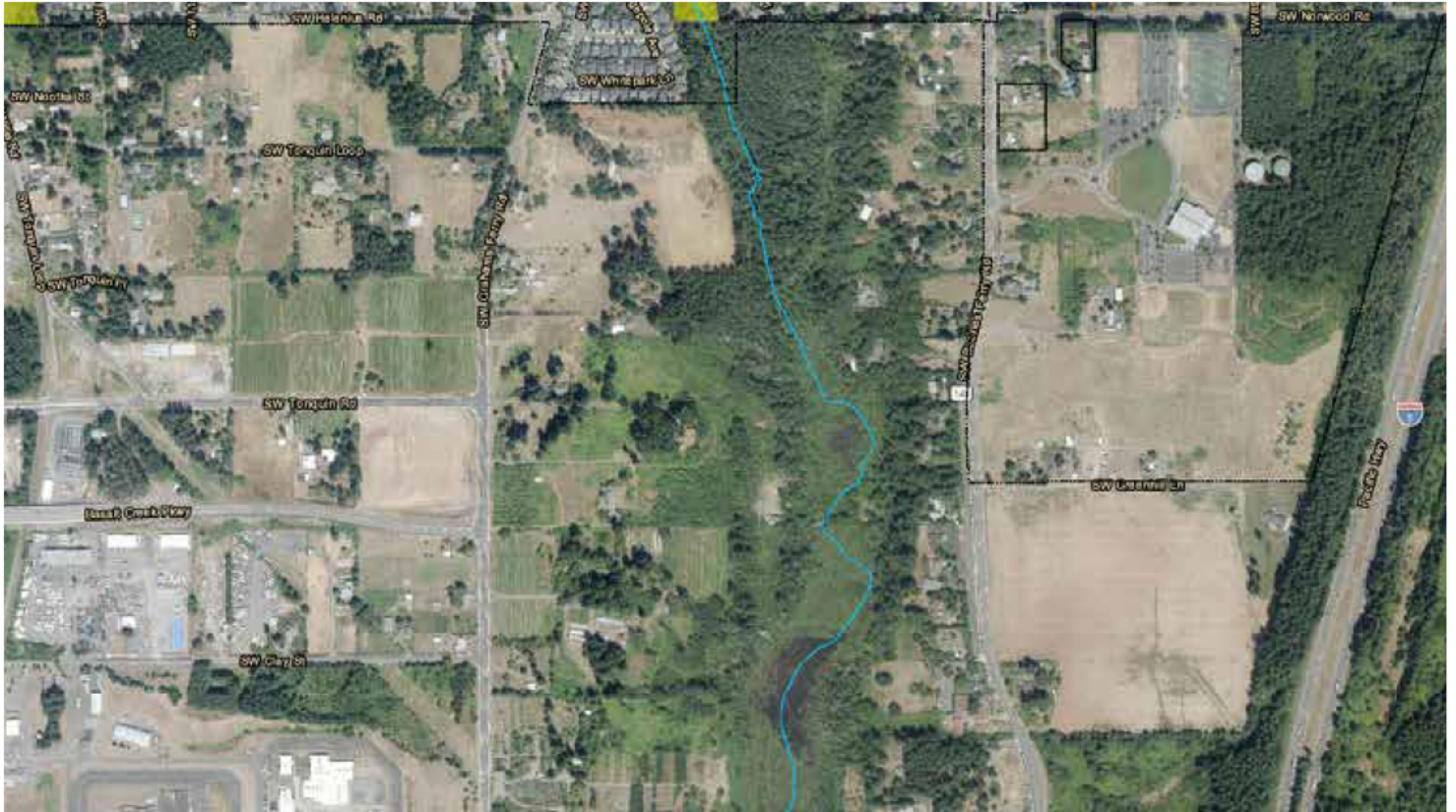


City of Tualatin
Basalt Creek Parks Planning
 Progress Report July 2021

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APPENDIX A: COMMUNITY ENGAGEMENT

UPDATE TO CITY COUNCIL - SLIDES | JULY 14, 2021



NEXT STEPS

JULY 2021
NOVEMBER 2021



**Develop
Preliminary
Design Options**



**Public Outreach
& Engagement**



**Refine Park & Trail
Design Program**



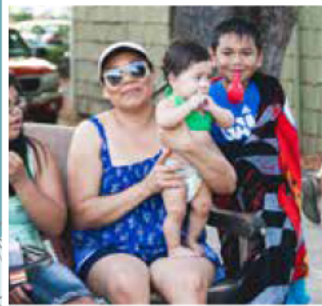
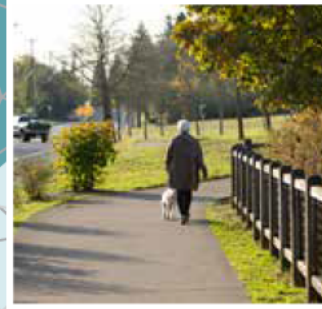
**Draft Basalt Creek
Parks & Recreation
Plan**



Basalt Creek Parks Planning
Progress Report July 2021

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UPDATE TO CITY COUNCIL - SLIDES | JULY 14, 2021



POTENTIAL FUNDING

- Bond
- Levy
- SDCs
- Grants
- Local Improvement District

Basalt Creek Parks Planning
 Progress Report July 2021

FINAL OUTCOME

- Basalt Creek Parks & Recreation Plan

City of Tualatin
Basalt Creek Parks Planning
 Progress Report July 2021

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APPENDIX A: COMMUNITY ENGAGEMENT

MEETING AGENDA - JOINT ADVISORY MEETING | SEPT 14, 2021

MEETING NOTICE & AGENDA



**A JOINT MEETING OF THE
TUALATIN PARK ADVISORY COMMITTEE, ARTS
ADVISORY COMMITTEE, PLANNING COMMISSION, &
YOUTH ADVISORY COUNCIL
September 14, 2021 - 6:00 pm**

Virtual Meeting**To join by phone:**

+1 253 215 8782 US (Tacoma)

Meeting ID: 861 8501 3113

To join by video:<https://us06web.zoom.us/j/86185013113>**A. Call to Order – The Tualatin Parks Advisory Committee Chair will Chair the Meeting.****B. Basalt Creek Parks & Recreation Plan Focus Group**Welcome

About Basalt Creek

What is currently underway

Project schedule

Tualatin Basalt Creek Map with Existing Site Photos

Character of:

Regional trail

Future residential areas

Prime manufacturing land

Basalt Creek canyon

Interactive engagement to share important or interesting information about Basalt Creek area

Tualatin Basalt Creek Parks & Recreation Concept Map

West focus area

Central focus area

East focus area

Interactive engagement for support of park facilities and programs in focus areas

Tualatin Basalt Creek Park Visual Preference Activity

West focus area

Central focus area

East focus area

Interactive engagement to prioritize potential future facilities

Tualatin Basalt Creek park Program Preference Activity

Interactive engagement to identify reasons to plan for future parks in developing areas

Interactive engagement to rank importance of parkland features & amenities

Discussion/Questions**C. Adjournment**

MEETING SUMMARY - JOINT ADVISORY MEETING | SEPT 14, 2021



MEETING MINUTES

**A JOINT MEETING OF THE
TUALATIN PARK ADVISORY COMMITTEE, ARTS
ADVISORY COMMITTEE, PLANNING COMMISSION, &
YOUTH ADVISORY COUNCIL
September 14, 2021 - 6:00 pm**

Virtual Meeting

Members Present:

<u>Park Advisory Committee</u>	Beth Dittman, Brandon Gill, Emma Gray, Josh Huffman, Anthony Warren
<u>Art Advisory Committee</u>	Janet Steiger Carr, Mason Hall, Brett Hamilton, Dawn Upton
<u>Planning Commission</u>	Daniel Bachhuber, Ursula Kuhn, Janelle Thompson
<u>Youth Advisory Council</u>	Parker Johnson

Council: Councilor Bridget Brooks

Staff Present: Ross Hoover, Parks and Recreation Director
Rich Mueller, Parks Planning and Development Manager
Julie Ludemann, Recreation Manager
Kyla Cesca, Office Coordinator

Project Consultants: Rachel Edmonds, MIG Project Manager
Cindy Mendoza, MIG Director of Park and Recreation

Public Present: Denise Cline

A. Call to Order

Tualatin Parks Advisory Committee Chair Beth Dittman called the meeting to order at 6:04 pm and welcomed members. Beth led advisory committee members and planning commissionaires through introductions.

Ross Hoover summarized the parks and recreation planning process for Basalt Creek. Ross provided an overview of the parks planning project currently underway. He discussed the purpose of planning parks in Basalt Creek and shared the project schedule. Ross expressed the amazing opportunity to imagine the future of parks in the Basalt Creek that is expected to become part of the City of Tualatin as development occurs. He introduced the planning consultant team from MIG that included Rachel Edmonds and Cindy Mendoza.

APPENDIX A: COMMUNITY ENGAGEMENT

MEETING SUMMARY - JOINT ADVISORY MEETING | SEPT 14, 2021

B. Basalt Creek Parks & Recreation Plan Focus Group

Rachel Edmonds introduced herself and Cindy Mendoza who both worked on the 2018 Parks and Recreation Master Plan for the City. Rachel explained the public engagement phase, and recapped engagement done to date. She shared the screen to show slide/board 1, having a Basalt Creek map with existing site photos. Rachel discussed the current characteristics of the area that determines parks and recreation opportunities.

The information Rachel Edmonds provided included:

- Basalt Creek runs through center of the area.
- Title 13 lands are natural areas that have environmental protections.
- Topography shown in pink is slopes 10% and over.
- Existing uses include hobby farms, orchards, industrial, and rail line.
- Ice Age Tonquin Trail is a Metro planned multi use path along west boundary.
- Points out image of canyon which is much larger than people expect.
- Tasked with creating a framework for future parks.

Rachel Edmonds shared slide/board 2 showing the concept maps and focus areas that include West focus area, Central focus area, and East focus area.

Rachel provided the following characteristics for focus areas:

- West – Manufacturing
 - Trail alignment for walking & biking
 - Connect to central focus area
- Central – Best location for a future 10-15 acre neighborhood park
 - Could have a visual connection to the creek or canyon
 - Area slated for residential and manufacturing
 - Connect to Ice Age Tonquin Trail
- East – Residential with HOA park
 - Subdivision already planned
 - Developers will provide parks facilities
 - Parks & recreation and MIG is providing guidance to developer
 - Potential partnership with Horizon High School
 - HOA will manage storm water

Project consultant Rachel Edmonds displayed slide/board 3 that shows the Tualatin Basalt Creek Park Program Preference Activity. Rachel discussed the facility elements identified as possible opportunities for each of the three focus areas, and engagement to rank importance of parkland features & amenities. Rachel then turned the meeting over to Cindy Mendoza to lead committee members and commissioners through interactive engagement.

Advisory committee members and planning commission were asked by Cindy Mendoza to share their thoughts and priorities. Below is the input, ideas and comments from committee/commission members:

- Parker Johnson (YAC)
Attended a focus group with YAC on this topic and indicated YAC are pro trails and natural areas.
- Daniel Bachhuber (Planning Commission)
A soccer coach, he is aware that the league wants more fields. He is interested in the demand for fields and available field space in Tualatin compared to other nearby Cities.

MEETING SUMMARY - JOINT ADVISORY MEETING | SEPT 14, 2021

- Councilor Brooks
Has visited the canyon and creek/wetlands area. Waterways already have an algae problem, and fields may cause storm water runoff issues. She is concerned about the proposed bridge through wetlands, and need to be mindful of how it is managed. Supports sports fields, but they should be placed where they won't affect the environment.
- Emma Gray
Highest priority is protecting natural resources, storm water management, trails, and native plantings. Agrees with other amenities, but larger parks create parking lots that cause issues. She mentioned consideration of pervious hardscape.
- Mason Hall
Biggest concern is preserving the environment (safe, clean), and impacts of construction. This area needs affordable housing as well. Mentioned the need for development regulation to protect environment.
- Janet Steiger Carr
Provided accessibility input and reminder that parks, trails and other amenities need to be ADA accessible.
- Ursula Kuhn
Recognizes there is limited acreage available and for the city to look at the bigger picture to decide the best use for the land. Recommends keeping natural areas and leaving room for changes.
- Janelle Thompson
Said there are many areas with steep slopes and natural areas. Sees opportunities for off street trails protected from traffic, and connections to nature
- Josh Huffman
Would like to see level of service data on fields, natural areas and trails.
- Brandon Gill
Supports community gardens in parklands, and the need for accessibility.
- Brett Hamilton
Emphases on community access to natural areas and nature.
- Beth Dittman
Suggests considering smaller areas with connectivity like Fanno Creek has. Spread out facilities into smaller separate spaces for field, play areas and gardens.
- Denise Cline
Supports wildlife corridors and vision for connectivity to other parks and trails.
- Parker Johnson
Mentioned King City Community Park is an example of what works to have active recreation and nature together, with recreation amenities and trail connection around the park.

Cindy Mendoza and Rachel Edmonds addressed the chat and verbal questions that included:

- The difference between HOA park and City park by explaining HOA parks small in scale for that residential development to use (not community scale use), and managed/maintained by the HOA.
- That roadway speeds will inform and take bike safety into account.
- Field space needs were address in the system wide master plan that demonstrated a field shortage issue in Tualatin. Fields come down to the amount of space available with an awareness that not all needs can be met. Additional fields may be obtained through partnerships with schools.
- This park will be small, 10-15 acres and an example is Ibach, which is 19 acres.

APPENDIX A: COMMUNITY ENGAGEMENT

MEETING SUMMARY - JOINT ADVISORY MEETING | SEPT 14, 2021

- It was mentioned that the area will have built in storm water facilities that can tie to wildlife habitat. Play areas can have natural and nature components, but is hard to be specific without a site determined.
- Title 13 lands will be protected in accordance with environmental requirements. Title 13 lands have three classifications (1-3) from Metro in the tri county area. The different green color shades on the map represent the three categories that have environmental development requirements and regulations.
- Trail cost vs. park costs were explained with trails usually being less cost except in natural areas where environmental challenges exist.

Ross Hoover thanked everyone for their ideas, comments and input. Ross encouraged all to take the survey on the webpage, and mentioned that the data from the master plan can be found on the Parks & Recreation website. He expressed that the community wants all the amenities, and will work to invest in public spaces to be useful for everyone. Ross mentioned that more athletic fields are needed, and is working with user groups and schools to use fields efficiently in synergy with other public spaces.

Rachel Edmonds addressed a timeline question and indicated that development on the east side will happen first, as there are current residential developments planned. Development of the area will be dependent on current property owners. A park master plan is typically a 10 to 25 year vision.

Cindy Mendoza mentioned part of the funding for parks will be through SDC funds, but depending on amenities and other costs, several funding opportunities will be need to be considered.

Rich Mueller thanked members for attending and asked committee and commission members to share the project information and link to the survey with others.

B. Adjournment

Chair Beth Dittman adjourned the meeting at 7:06 pm.

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Youth Advisory Council

Date: Aug 19, 2021

**Neighborhoods &
Property Owners**

(Open House & Focus Group)

Date: Sept 9, 2021

Time: 6pm

Location: Ibach Park,
10455 SW Ibach Street

**Business &
Employment**

Date: Oct 5, 2021

Time: 3pm

Location: Virtual

MEETING SUMMARY - TUALATIN YOUTH ADVISORY COUNCIL | AUG 19, 2021

TUALATIN YOUTH ADVISORY COUNCIL
August 19, 2021 Meeting Summary
6 pm

The Tualatin Youth Advisory Council works to improve the lives of youth by building relationships, advocating for diverse needs, and providing a link from youth to government.

Attendance - Ava, Lucy, Parker, Noah, Dillon, Simon, Aaron, Oliver, Avery and Hannah

Staff - Julie Ludemann

Special Presentation – Basalt Creek Park Planning

Julie Ludemann shared the City is currently reaching out to the community to see what they would like for parks in the Basalt Creek area. The Basalt Creek park planning engagement boards were presented to the meeting attendees and Julie lead though each board and provide information.

Boards 1 & 2

- Basalt Creek was recently added to the urban growth boundary and part will annex into Tualatin when developed.
- Currently basalt creek is home to a bit of farmland, residential, and light industrial areas.

Board 3

- The area is shown in three different zones; West, Central, and East.
- The East focus area will be mainly residential.
- The Central focus area is the best suited for a City park.
- The West area could hold a possible regional trail connection.

Board 4

- Meeting attendees were asked to express their thoughts and ideas by providing feedback on comment sheets.

Board 4 Results

In your opinion, why is it important to plan for future parks in developing Areas?	
Preserve, protect & enhance natural areas.	9
Plan for future trail connections & greenways.	0
Create space for active recreation including playgrounds, sports fields & sport courts.	0
Provide parks & recreation services to the community	1

APPENDIX A: COMMUNITY ENGAGEMENT

MEETING SUMMARY - TUALATIN YOUTH ADVISORY COUNCIL | AUG 19, 2021

What is your priority of each of the following features	Trail	What is your priority of each of the following features	Playground
High	8	High	7
don't know	1	don't know	4
Low	0	Low	0
What is your priority of each of the following features	Sports Field	What is your priority of each of the following features	Sports Court
High	7	High	4
don't know	3	don't know	7
Low	0	Low	0
What is your priority of each of the following features	Natural Area	What is your priority of each of the following features	Picnic Shelter
High	10	High	5
don't know	0	don't know	4
Low	0	Low	1
What is your priority of each of the following features	Splash Pad	What is your priority of each of the following features	Off Leash
High	1	High	3
don't know	3	don't know	7
Low	6	Low	0

Comment Sheet Results

Using a scale of 1-5 how much do you support the overall park program described for the focus areas					
AREA	5	4	3	2	1
West	5 votes	4 votes	1 votes	0 votes	0 votes
Central	7 votes	2 votes	0 votes	0 votes	0 votes
East	4 votes	3 votes	1 votes	0 votes	0 votes

Visual Preference Activity

A	On street trail	3 votes
B	On street trail	2 votes
C	Signage	1 votes
D	Parking	6 votes
E	Picnic Shelter	2 votes

MEETING SUMMARY - TUALATIN YOUTH ADVISORY COUNCIL | AUG 19, 2021

F	Play Area	1 votes
G	Multi-use Field	7 votes
H	Trail	7 votes
I	Off-Leash Area	2 votes
J	Picnic Shelter	3 votes
K	Play Area	3 votes
L	Sport Court	2 votes
M	Storm Water Planting	8 votes

Written Comments

- East focus area could feature an up to date basketball court. Current courts such as Tualatin Parks are cracked or kind of weathered/beat up.
- I feel that an on street trail would be a better fit in the east focus/residential area, given a higher consistency of youth, and, therefore bikes, scooters, and non-motorized vehicles. A sport court would be better in the central area as well in my opinion.
- I honestly think all of this is a really good plan and could be really awesome.

APPENDIX A: COMMUNITY ENGAGEMENT

NEIGHBORHOOD FOCUS GROUP/OPEN HOUSE EVENT FLYER | SEPT 2021

(Mailed directly to property owners in the area)

City of TUALATIN
Basalt Creek
PARKS & RECREATION

PLAN       **?**

NEIGHBORHOOD & PROPERTY OWNERS FOCUS GROUP
Open House

Please join us share your ideas to help plan for parks for your Basalt Creek Area.

THURSDAY
SEPTEMBER 9, 2021
6PM

Ibach Park
Large Picnic Shelter
10455 SW Ibach St.
Tualatin, OR 97062

Scan the QR code with your smartphone camera to visit the website for more information

TualatinOregon.gov/Recreation ➔ **Click Basalt Creek Parks and Recreation Plan**

NEIGHBORHOOD FOCUS GROUP/OPEN HOUSE DISCUSSION NOTES | SEPT 9, 2021

Tualatin Basalt Creek neighborhood focus group

Ibach Park, September 9, 2021, 6:00-7:30PM

(25 people attending)

Note: These meeting notes should not be understood as a complete transcript of discussion that took place during the focus group. Effort was taken to record all remarks as completely as possible.

Ross Hoover provided opening remarks.

Rachel Edmonds of MIG, Inc. provided an overview of the purpose of the project, the framework concept for three focus areas, etc. Why the plan and feedback from stakeholders is needed at this time. Apprised residents that there is no site identified at this time and highlighted the long-term nature of the project.

Discussion:

- This area will be light manufacturing and industrial – areas that typically don't have parks.
- Creek on the map extends further South than shown. It is not a flowing creek in the northern portion, which goes across my property. Is there going to be a zoning change to allow this park?
- Number 6 on your boards - you cannot build here so it will stay green. Ibach Park is only a half a mile walking distance from to TBC.
- Should industrial areas even have parks? Industrial businesses should provide parking and provide open space to serve their own employees. Business pays for parks and indicated during the system plan is to serve employment with parks and trails.

Cindy Mendoza of MIG, Inc. responded that any kind of park facilities in areas where there is manufacturing will look different than traditional parks – it will focus on trails, connectivity, giving employees opportunities to get out on their lunch break.

- The area has changed a lot people don't want to talk about parks without a zoning change, period. Residents want to be compensated fully.
- Does the city have a budget for this project?
- I have a great site and I'm curious about the price per acre you might be offering.
- We have lived on this property for 31 years. Early on we had a zoning change, but it was switched back to industrial. That was a setback. We also fought and lost the prison locating here.
- I could get \$400,000 to \$600,000 per acre anywhere in Basalt Creek.
- If you are targeting a 20-acre park, acquisition starts at \$8 million. In my opinion, no one should sell for their land to the city for less than that.
- Residents have been here a long time. Most 10-20 years.
- The county took 17 feet of my road frontage at some point for a project along Grahams Ferry. Later, it turned out they didn't even need it, so I sold it to them for very cheap and it was just a waste. There is a history of city, county and state governments not doing what they promised in this area and we're suspicious.

Ross Hoover acknowledged the neighbor's experience, noted that he can't change anything that happened in the past, but is intent on working transparently with neighbors on the parks plan.

Ibach Park Focus Group - 1

APPENDIX A: COMMUNITY ENGAGEMENT

NEIGHBORHOOD FOCUS GROUP/OPEN HOUSE DISCUSSION NOTES | SEPT 9, 2021

- The only thing that pertains to us is how much money we will get. I myself have a park of woods on my own property already.
- I just moved in, but I don't want my neighbors to move because I don't want to factory next door to my house.
- I'm not thinking about selling at all but I'm wondering what will happen on my property.

Ross Hoover stated that as people apply to annex into Tualatin and develop their property, it will be developed in the new land use of either residential or manufacturing.

- It doesn't enhance the lives of people living there now. I don't want people riding bicycles and walking their dogs in my backyard of my property. End of the story, my property is not for sale.
- Where will the park be?
- The circles you have on here suggest that the land in green will be a park. You are prohibiting me from selling land because no one wants to risk being next to a park.

Cindy Mendoza noted that research and studies have found that being adjacent to a park raises property values. Wouldn't some of you rather live next to a park versus a warehouse?

- It sounds like you are looking for 10 to 20 acres of flat land. This excludes the basin of the Canyon, so is it the West side of Boones Ferry? How will this park fit in a canyon?

Ross Hoover replied that no site is selected at this time.

- Some parks aren't flat, have you ever been to Tryon Creek?
- Are you thinking of a structure or a natural open space?
- We're going to be moving so why does our input matter anyway?

Rachel Edmonds responded that although flat land is a criteria being looked at, the likely site will end up have a combination of flat and hilly topography based on the general site characteristics of TBC.

- I heard that they want a Recreation Center that means you need a lot of parking lots, there's also stormwater impacts. I want to know what will be included.

Rachel Edmonds responded that the park program was first articulated in the 2018 system plan, and it has been refined and somewhat scaled down since doing outreach this summer. Highlighted the importance of getting back responses in helping to further refine the park facilities/features. At the end of the day, the program is what the park is going to be – the site is the canvas. As designers, we really use that information when deciding about one features versus another feature in a park design.

- One of the maps I've seen shows a trail or path along the Basalt Creek Parkway.
- What do trails look like in this situation? How would this be a good environment to for a trail?
- The bridge is going to affect water quality.
- How do you manage public facilities in places like this? You're going to need rules and regulations.
- We need to have a better understanding of this plan. It's not appropriate to have a path in the middle of a wetland. We also need that to know what the criteria you using, what are those and how are they developed?

NEIGHBORHOOD FOCUS GROUP/OPEN HOUSE DISCUSSION NOTES | SEPT 9, 2021

Rachel Edmonds responded that MIG, Inc. has advised the city on a range of criteria to locate the park – some that you typically use for any new park, and some that are more specific to the TBC area. For example: proximity to existing or future road and trail network, slope, proximity to natural areas, etc. Say a seller comes forward – with this information, the city will be prepared to evaluate any offered site against those criteria to understand if it would be worth purchasing.

Any future park design and construction project has multiple opportunities to get involved – master plan phase (now), and other phases as the project moves closer toward construction. There is a public process for them, and information gathered from all stakeholders is directly used to refine the design.

- I live near the Canyon where the creek becomes a lake, technically in Wilsonville
- I must be honest; it is a losing proposition to plan a park in the canyon – neighbors won't have it.
- It's wild down there - there's families of coyotes, tons of mosquitoes, there's even bobcats.
- Stepping backward, is there a plan to reimagine the parks we already have? What about making those better we can improve them? Atfalati is an example, I know it's too small but it's just what came to mind. Can't we improve those instead of building a new park?
- Who's funding this how is it getting funded? Does eminent domain apply to parks and trails?

Ross Hoover indicated a statement that pledged the city does not plan to use eminent domain to obtain land for a park. He clarified that the city has never in its history used that tool to obtain parkland or trails lands. He did acknowledge that that tool is used for public infrastructure such as utilities and critical road expansions, etc. The desire is to work with a willing seller.

- What if the City doesn't find one? What happens then?

Ross Hoover responded they were confident they would find a willing seller.

- I appreciate the comments from the city that they won't be taking my land.
- But we need to pay more attention to how and where we draw these circles on the map. It's creating confusion.

Rachel Edmonds responded that the intent of the diagrams was to provide a general understanding of the overall park concept without using property lines or geography as the boundaries between the focus areas. The concept is still being developed and will be further refined.

- You do know where the constraints are, so it's also important to map where the park is not going to be. For example, all the Metro protected lands should be shown as an area where the park won't be, don't just blanket everything with big circles.
- I can be sitting in my yard, and I hear traffic going down Grahams Ferry backfiring. There already is noise. Industrial traffic, semis. Who would want to have a park near that?

Cindy Mendoza responded that we are looking not only to design a park that can be protected from area noise pollution coming in, but the future design will actually also be looking at ways to mitigate noise generated from the park, with the intent on ensuring neighbors are not negatively affected.

- Do you even have money to buy property at today's prices? How is a park funded?
- The central zone describes park that might be on one side of Boones Ferry, and then you show 400 units of housing in the east zone. Doesn't that increase the value of houses on that side?

APPENDIX A: COMMUNITY ENGAGEMENT

NEIGHBORHOOD FOCUS GROUP/OPEN HOUSE DISCUSSION NOTES | SEPT 9, 2021

- Shouldn't a park be put on the east residential area so it's easy to get to and people don't have to cross streets the land would be flat and therefore cheaper to develop? It would be closer to people who need a park need a skate park need a recreation facility.

Ross Hoover described what system development charges (SDCs) are, and how SDC's are collected once a developer is issued permits to build. He described that there's a timing issue with spending SDC money that you want to use now before you've collected it. You can't really do that. There's a lag.

- SDCs for one house Tualatin is at \$30,000. You have 400 houses coming in on the east side. You do the math - that seems like a lot of money.

Ross Hoover and Rich Mueller clarified that only a portion of SDC funding is allocated to parks. The majority of SDC funding is used for utilities like the water system, sewer system, stormwater system, roads, etc. SDCs were developed as a tool to not put the burden of funding new development on existing residents. Property taxes fund operation of City government, schools, fire and rescue, county, other governmental services.

Ross Hoover outlined other funding sources that are being pursued – Metro, future park bond, state grants, etc.

- I also heard that the HOA parks are intended for the residents of those future developments only. Doesn't that seem unfair?

Cindy Mendoza clarified that the park concept for the east side does include homeowners' association (HOA) parks and open space. The owner/developer builds these features, and they are geared towards the needs of residents living there. The parks department has a goal to provide parks for everyone, which is why we are working on this project.

- Suppose you plop park in the central focus area. Who is going to even go to that park? Don't you want it by residential uses?

Rachel Edmonds responded that ideally the park will be located to serve a wide variety of people who will be living working and commuting through the area, of all ages and abilities. Try looking this as a long-term design, the area is going to look quite different in thought 10 years but even more so in 20.

- I take issue with people driving to a destination park. There's so much traffic on Boones Ferry already. How will the park improve the quality of life for anybody trying to get it, or anybody living nearby?
- Who was coming in to use this place? Traffic generation is a major concern
- Do users exist? I'm assuming you mean residents and employees. What focus area circle do they live in?
- We have worked hard to upgrade our natural areas in properties along Boones Ferry. We like to have the city create a natural resource map to show what won't be available and how nature is protected.
- We will be impacted greatly, and we don't have representation in the city, there needs to be more meetings where we can be involved. Basalt Creek residents are not represented on TPARK.
- Will all the information that we've talked about be shared with council?

NEIGHBORHOOD FOCUS GROUP/OPEN HOUSE DISCUSSION NOTES | SEPT 9, 2021

Ross Hoover and Rich Mueller outlined opportunities to be involved with the City – there are two non-resident spaces on the TPARK citizen group. Other opportunities are online, Council, etc. Any interested sellers should contact the City. He highlighted benefits to working with the City, expanded timeline, legacy opportunities, park naming, etc.

Cindy Mendoza emphasized that the City's job is to respond to issues like these. Begin and continue the communication.

- Topography of the land is ultimately going to dictate what happens.
- There are other constraints such as power lines, access, egress.
- There's a trail from Victoria Gardens development down into the Canyon that was a source of problems for years, teenagers, drug use, etc. I had a neighbor that lived there for 17 years and had to deal with it for a long time. He ended up installing motion activated floodlights which somewhat addressed it.
- And as for trails, if they are not lighted, there bad things will happen on those trails.

Rachel Edmonds responded that some trails being considered at this point are all on street trails, think about it as a wider sidewalk.

- You need to update the website to say a 10-to-15-acre park. It currently says a 10 to 20-acre park be clear that trails count towards that acreage desired.

Meeting convened, City and MIG handed out print outs of the materials presented and encouraged people to use the website to provide additional thoughts and comments. Several people continued conversations with city staff.

APPENDIX A: COMMUNITY ENGAGEMENT

BUSINESS & EMPLOYMENT FOCUS GROUP DISCUSSION NOTES | OCT 5, 2021

Tualatin Basalt Creek Parks & Recreation Plan | Business Focus Group

Via Zoom, October 5, 2021, 3:00-4:00PM

(2 focus group attendees)

- Stu Peterson, Macadam Forbes
- Jonathan Taylor, Economic Development Manager, City of Tualatin
- Also in attendance were Ross Hoover, Rich Mueller, Kyla Cesca (City of Tualatin)
- Rachel Edmonds and Cindy Mendoza (MIG, Inc)
- Chamber of Commerce was engaged outside of this meeting

Ross Hoover provided opening remarks.

Rachel Edmonds of MIG, Inc. provided an overview of the purpose of the project, the framework concept for three focus areas and why we are looking for feedback from the business community.

Cindy Mendoza of MIG, Inc. engaged the group with business-focused discussion.

Discussion:

Q: What types of parks, trails, plazas, greenspace, recreation amenities and programs would best support new businesses in Basalt Creek? What needs would they meet?

Connectivity along sidewalks is great, but trails running through the center of a site are off-putting to potential business.

As far as parks go in Tualatin and the surrounding cities, they are great, but I find few people or employees use them during the daytime. Still, they enhance quality of life and are important to have. It's difficult to find employees these days, so the quality of the area will be a differentiator. Tualatin and Sherwood offer amazing quality of life, distinct from places like Portland.

The more that trails or future parks can share an edge with residential areas, the better. The more attractive they are, the better.

Q: Some industrial areas bill themselves as industrial parks with green space or other lifestyle benefit tied to higher employee satisfaction and productivity. Is that a trend you see coming to town?

As long as trails don't run through a business' access or parking areas or the truck court, then it's fine.

Employee security, especially for firms with proprietary methods of manufacturing or products, is a big concern. Trails can present safety and security issues, and they need to be protected and policed.

I rarely see employees using surrounding parks during the day, but their presence is still important. Folks take breaks during the day and want to walk around where it is safe and attractive.

Q: How do we get people to and from their workplaces off road, to reduce traffic burden on an area? It sounds like paths or trails to get people to the workplaces are good if they are located at the edges of the site.

BUSINESS & EMPLOYMENT FOCUS GROUP DISCUSSION NOTES | OCT 5, 2021

Trails are so important as many people bike to work, errands, etc. And they do so more and more. Tualatin-Sherwood Road is supposed to have a better bike trail in the future. I see that as being an important facility for the whole city and region and could benefit this area of town.

E bikes and E scooters will bring the ability to travel longer distances to work along trails. It sounds like you just need a wide sidewalk or similar facility that doesn't infringe on development opportunities of the site.

Security and theft protection is a major concern of all employers, so any introduced trails concept has got to recognize that.

Q: I'm hearing that the front of the right-of-way is the best location for trails as opposed to an alignment along the backside of a property where visibility is poorer. Is this right?

Yes, it should be in the visible areas

Q: What about natural areas and green spaces? It seems like businesses prefer that the neighborhoods they are in to be attractive.

There's an example of a dog park in Tigard that nearby employees don't use. People drive to this area to use the dog park and people from the nearby apartment buildings also use it. It's located right in the middle of an industrial park, and you would think more employees would use it, but they don't.

Q: I want to address an underlying assumption that employees don't need or want recreation space where they work. Research has shown that the leisure lifestyle space trends are strong and there a way to attract employment and increase employee productivity. What do you think about that?

I'd still focus on trails as the main employment piece. People love to get out and walk. Lots of places into Tualatin or Wilsonville you must get into a car to get to. And people just want to walk these days wherever they can.

What would really work is if you can get people at workplaces walking to go get something to eat. Like a small food cart pod.

This area is an urban renewal area, and we should begin thinking about that as ideas are proposed and developed. The highest and best use for land inside the UGB is the focus. I think in the urban renewal area document, \$3.2 million is allocated for the Tonquin Ice Age Trail improvements. Trails are the only park type item that can be funded with urban renewal dollars. And it would be important to provide connectivity to the east side via trails, if possible.

Q: We know there are synergies between parks and businesses and there are some good examples out there to learn from. What are some good models you are aware of we should look at?

'What not to do' is more known than what to do. For example, Tualatin Commons has no connectivity. You really need to be able to get to these places from all sides.

Connectivity and the ability to walk around to a food cart pod location might be something to pursue. The opportunity for people to walk and get food is good. The zoning needs to be flexible to allow more than just the primary designated use, like industrial development. Employers and employees like having services like that nearby.

APPENDIX A: COMMUNITY ENGAGEMENT

BUSINESS & EMPLOYMENT FOCUS GROUP DISCUSSION NOTES | OCT 5, 2021

A common complaint we come across is that when other improvements bring added traffic to an area that is already going to get more traffic from a proposed use. You need to balance those things with what the site is intended to be.

Keep in mind that industrial uses have about 2 employees per 1000 square foot versus five to six employees per 1000 square foot for other kinds of commercial development. It's just not a huge influx of demand from employees, so any kind of food cart pod idea needs to be small and scaled correctly. Suggest three to four food carts during the sunny season would be perfectly adequate.

Tualatin has a history that industry subsidizes residential uses. It's had lower property taxes because of industry. So, if we take 10 acres off the table for industry to put towards a park in this area, it's going to affect the estimated tax revenues.

The 2018 park system plan identified up to a 20-acre site based on level of service goals the parks department has. The consultant team developed a set of criteria that identified areas not attractive to industrial development for one or more reasons. During that analysis, it became apparent that a 10-acre future park size was more realistic based on lot configuration.

The city doesn't intend to look at prime industrial lands for park space.

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APPENDIX A: COMMUNITY ENGAGEMENT



City Departments & Staff

(City Departments & Staff Park Maintenance Division)

Date: Sept 8, 2021

(Community Development)

Dates: Mar 15, Apr 8, May 17, Jun 15, Jul 19,
Aug 10 & 30, Oct 7, Nov 16 & 23, 2021

Site Visits

Dates: Mar 12, May 10, Nov 19, 2021

Tualatin & Wilsonville City Staff

Date: Jul 22, Aug 23, Nov 18, 2021

Metro

Date: Jul 22, Aug 17/18, Sept 8,
Oct 11, Nov 18, 19 & 22, 2021

Chamber of Commerce

Date: Jul 26, 2021

Tualatin & Lennar Homes

Date: Aug 11, 2021

**Community Partners for
Affordable Housing**

Date: Aug 31, 2021

**Tualatin, Wilsonville & Washington County
Active Transportation Meeting**

Date: Oct 5, 2021

Tualatin, Sherwood, King City and Durham

Date: Nov 18, 2021

SITE VISIT - INFORMATIONAL HANDOUT | MAY 10, 2021

(Provided by Grace Lucini)

CITY OF TUALATIN PARKS AND RECREATION DEPARTMENT---BASALT CREEK MASTER PLANNING
5-10-2021 ONSITE VISIT- LUCINI PROPERTY 23677 SW BOONES FERRY ROAD TUALATIN OREGON

ROSS HOOVER, RON MULLER, CITY CONSULTANT/S CITY OF TUALATIN

POINTS OF CONCERN:

1. PROTECTION AND CONSERVATION OF NATURAL RESOURCES AND OPEN AREAS MANDATED

- **MULTIPLE NATURAL RESOURCES KNOWN TO EXIST WITHIN BASALT CREEK AREA**
 - Basalt Creek Canyon is rich in multiple natural resources -not yet documented within natural resource maps adopted by the City of Tualatin
 - Basalt Creek Canyon has extremes in topography, and is predisposed to high landslide susceptibility
 - Steep slopes, hydrology, and other issues due to upstream development- water level has increased over years as has number of dead trees (decreasing tree canopy) while also increasing amounts of algae have been noted
 - Local existing stormwater management system and treatment facilities are limited in Basalt Creek Area - designed and constructed for undeveloped lands- and not increased stormwater management needs associated with increased impervious surfaces with upstream urbanized development
- **NEED FOR COORDINATION BETWEEN WASHINGTON COUNTY, CITY OF TUALATIN AND CITY OF WILSONVILLE WITH OVERLAPPING JURISDICTIONS AND RESPONSIBILITIES DURING NEXT SEVERAL YEARS OF URBANIZATION OF THE ENTIRE BASALT CREEK CANYON AREA BY LOCAL CITIES-**
 - Agreed upon recreational goals within Basalt Creek Area for future generations by all local governments
 - Clearly identified and coordinated accountability and responsibility- by each local government -during all phases of planning and implementation of recreational needs throughout years of transitioning as part of urbanization process
 - Coordinated and Identified Funding Needed for:
 - Intergovernmental Coordinated planning for Trail and Parks siting and design;
 - Intergovernmental Coordinated Planning of Type and Amount of recreational use;
 - Intergovernmental Coordinated land acquisition; construction; maintenance; with provision of continuous effective and safe public services (water, sewer, stormwater, trash, police) for entire Basalt Creek Area
 - Adoption of clearly identified uniform and consistent measures identified and coordinated to address potential public health issues:
 - Water born illnesses (i.e. cyanobacteria (harmful algae) blooms, giardia, e. Coli bacteria --mainly from dogs);
 - Drowning and/or potential physical injuries due to steep slopes and wetlands
 - Intergovernmental adoption of clearly identified and coordinated methods and funding methods for routine monitoring to identify and address potential negative impacts of humans or pet impacts upon known Natural Resources within the Basalt Creek Area

2. NEED FOR INCLUSION OF POTENTIALLY AFFECTED PROPERTY OWNERS DURING ALL PHASES OF LAND USE PLANNING- TO GAIN SUPPORT AND PARTICIPATION IN EFFECTING COMMON GOALS

3. CANYON HAS MORE GRADUAL GRADE FROM THE WEST SIDE- EASIER AND LESS EXPENSIVE CONSTRUCTION COSTS FOR ADA COMPLIANCE AND ACCESS INTO CANYON AREA

APPENDIX A: COMMUNITY ENGAGEMENT

SITE VISIT - INFORMATIONAL HANDOUT | MAY 10, 2021

(Provided by Grace Lucini)

REFERENCES :

- <https://www.oregonmetro.gov/recreation-ecology-literature-review>
- <https://www.oregon.gov/oha/PH/HEALTHYENVIRONMENTS/RECREATION/HARMFULALGAE/BLOOMS/Pages/EducationandOutreach.aspx>

- **Factsheet: IMPACTS OF DOGS ON WILDLIFE 2019**

- Excerpts from research publications, literature reviews and science commentary

- Compiled by ProtectNatureTO – a coalition of over 20 nature- and stewardship-based organizations advocating for the protection of wildlife and natural areas across the City of Toronto

- In summary, people and their dogs disturb wildlife, and people are not always aware of or willing to acknowledge the significance of their own impacts. Wildlife perceive dogs as predators. Dogs subject wildlife to physical and temporal displacement from habitat, and dog scent repels wildlife with lingering impacts. Dogs disturb wildlife which can induce long-term stress, impact animals' immune systems and reduce reproduction. Dogs spread disease to and outright kill wildlife. People with dogs are much more detrimental to wildlife than people alone; off-leash dogs are worse; and off-trail impacts are highest. Urban wildlife is subject to many human-induced stressors including habitat loss, degraded and fragmented habitat, impacts from a variety of user groups, roads, trails, infrastructure, noise and light pollution.

- https://www.protectnatureto.org/wp-content/uploads/2019/10/Impacts-of-dogs-on-wildlife-Factsheet_PNTTO_Oct_-2019.pdf

- **The Impacts Of Dogs On Wildlife And Water Quality: A Literature Review**

- Compiled by Lori Hennings, Metro Parks and Nature, April 2016

- The evidence that dogs negatively impact wildlife is overwhelming. It is clear that people with dogs – on-leash or off – are much more detrimental to wildlife than people without dogs...

- Under the Oregon Department of Environmental Quality (DEQ), Metro is a Designated Management Agency to protect water quality in compliance with the federal Clean Water Act. Limiting dog access at most natural areas is one of Metro's commitments to DEQ, because dog feces pollute water. Feces are often delivered to waterways through stormwater. The DEQ identifies pet waste as a significant contributor to one of the region's most ubiquitous and serious pollutants, E. coli bacteria. Contact with E. coli-polluted water can make people sick. Because dog waste can be a relatively simple source to reduce or eliminate exposure to E. coli, DEQ considers reducing or eliminating dog waste an important action item in jurisdictions' clean water implementation plans for the Willamette Basin watershed.

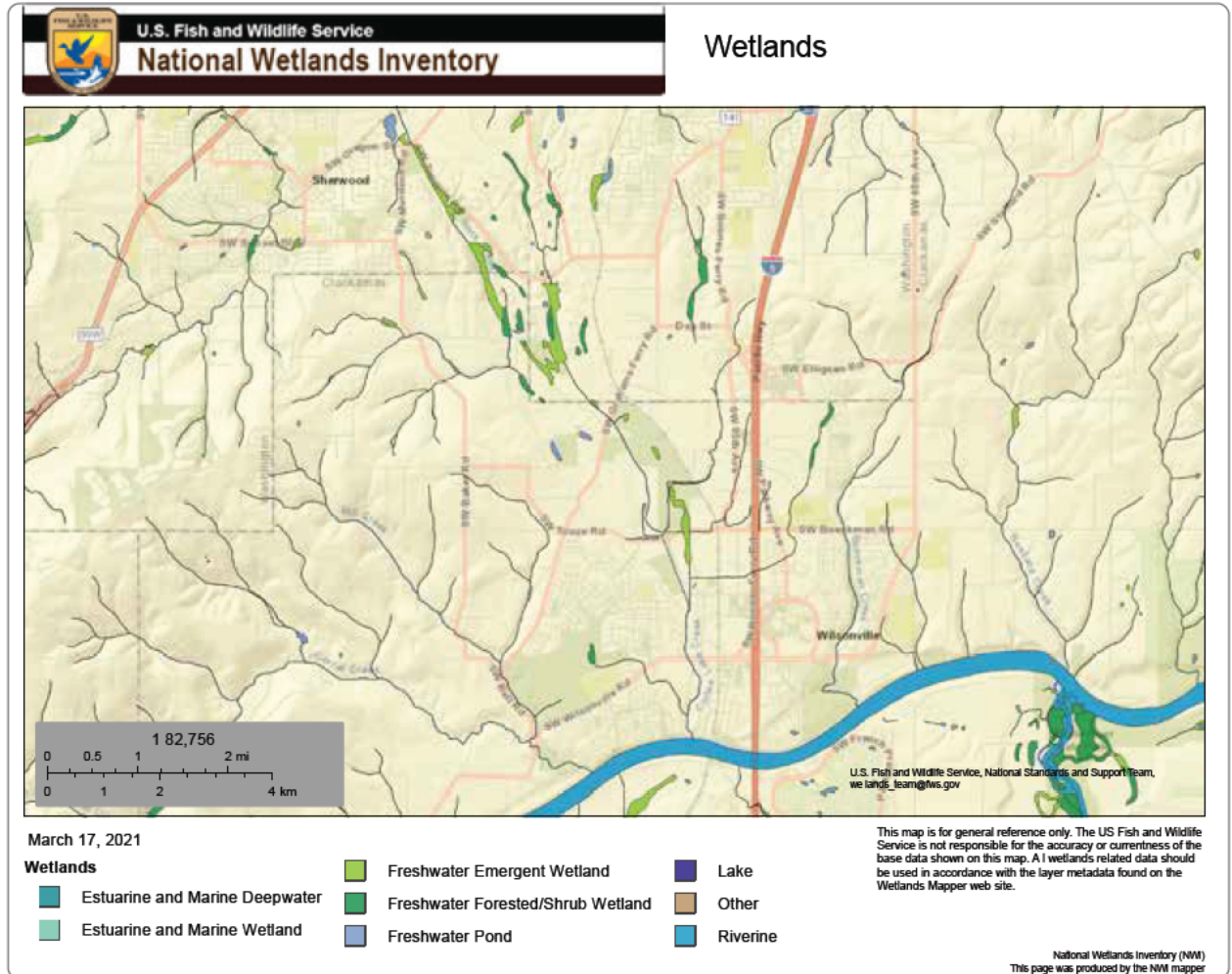
- <https://olis.oregonlegislature.gov/liz/2020R1/Downloads/CommitteeMeetingDocument/217728>

MAPS ATTACHED:

- US Fish & Wildlife Service National Wetlands Inventory and Topographical
 - Basalt Creek Area- FRESHWATER FORESTED/SHRUB WETLAND
- Oregon Statewide Wetlands Inventory- Basalt Creek Area PSS1A data (3 pages)
- Metro Basalt Creek- Title 13
- Metro Basalt Creek- UPLAND HABITATS; RIPARIAN HABITATS; SLOPES >10%; SLOPES >25% AND WETLANDS
- Metro Basalt Creek- SLOPES >10%; SLOPES >25% AND WETLANDS-Public Access from WEST SIDE OF CANYON
- Oregon State University- Basalt Creek Landslide Susceptibility
- Tapman Creek to Willamette River

SITE VISIT - INFORMATIONAL HANDOUT | MAY 10, 2021

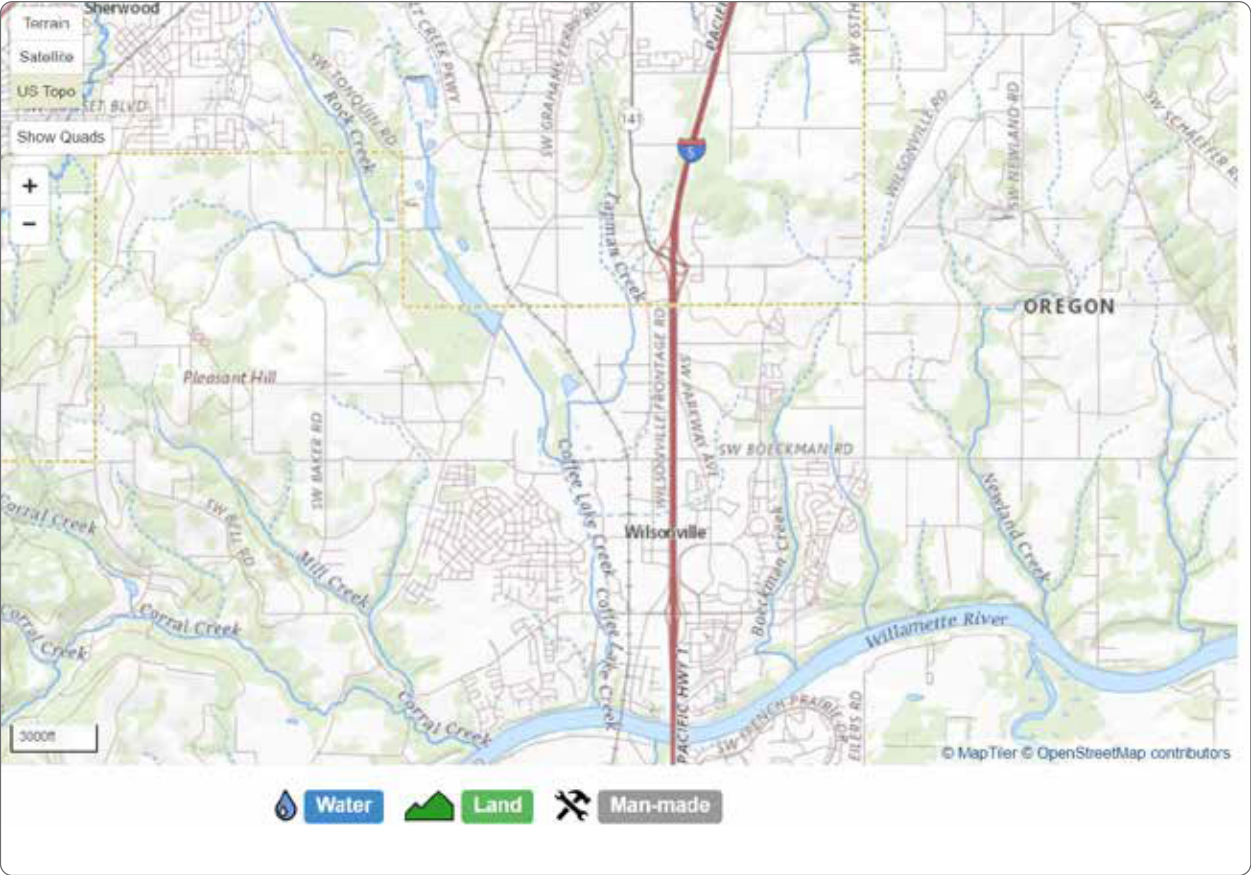
(Provided by Grace Lucini)



APPENDIX A: COMMUNITY ENGAGEMENT

SITE VISIT - INFORMATIONAL HANDOUT | MAY 10, 2021

(Provided by Grace Lucini)



MEETING AGENDA - BASALT CREEK ACTIVE TRANSPORTATION | OCT 4, 2021

BASALT CREEK ACTIVE TRANSPORTATION MEETING
(Tualatin, Wilsonville, WA County)

October 5, 2021 at 3pm

Attendance

City of Tualatin: Ross Hoover, Rich Mueller, Kyla Cesca, Steve Koper, Erin Engman

City of Wilsonville: Kris Ammerman, Miranda Bateschell

Washington County: Jessica Pelz, Renus Kelfkens, Russ Knobel

- Introduction
- City of Tualatin Parks and Recreation Update
- City of Wilsonville Update
- Washington County Update
- City of Tualatin Planning and Development Update
- Discussion



Pamplin Media Group:
Oct 22, 2021

PAMPLIN MEDIA GROUP | OCT 22, 2021

Tualatin quizzes residents on preferred parks in Basalt Creek

Ray Pitz October 22 2021

Parks & Rec asks what types of amenities residents would like on 10-20 acres of land

(<https://pamplinmedia.com/images/artimg/00003717748739-0651.jpg>) Tualatin Parks & Recreation wants to hear from the public on what they would like to see when it comes to constructing greenways, natural parks and trail connections in the future Basalt Creek development.

At issue is what to do with 10 to 20 acres of park space planned for the area.

"We know we want parks in Basalt Creek," said Ross Hoover, Tualatin Parks & Recreation director. "We know there'll be future residents. We know there'll be future businesses. We know people will need open space and natural areas and trails."

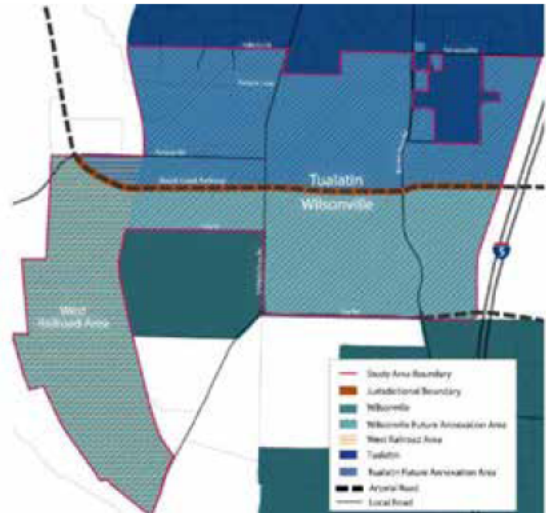
Southwest Basalt Creek Parkway splits the future Basalt Creek development into two sections. Wilsonville plans to eventually annex land to the south of the roadway. Tualatin will take in 194 buildable acres to the north.

The Tualatin portion of the area is expected to accommodate 575 new households and generate as many as 1,897 new jobs.

To compare what 10 to 20 acres of park land looks like, consider that each Park encompasses about 20 acres, while Tualatin Community Park sits on about 27 acres of land.

"People love their parks in Tualatin. We're hearing that, and we're hearing a broad array of desires and dreams and visions for what could be in Basalt Creek in the future, anything from athletic field to playgrounds, to natural areas, to preservation to trails," said Hoover. "You name it — you take the spectrum of potential park amenities — and that's what we've heard."

Rich Mueller, Tualatin's parks planning and development manager, said in all, the city government ended up convening 14 meetings and focus groups to receive input on Basalt Creek park plans. Tualatin officials have also conducted two surveys.



COURTESY PHOTO: TUALATIN PARKS & RECREATION - Tualatin is asking residents what they would like to see happen with future park land in the Basalt Creek area.

ADVERTISING | Continue reading below



(<https://reach.adspmg.com/cl.php?>

bannerid=12509&zoneid=739&sig=2ed43f497c83ebc8ce86f25d6eeca0e8023ae327beb54ee2fc75fffeec80c02&oadest=https%3A%2F%2Fcli.re%2FVbwxwX)

In total, 400 people have been engaged in the process, including Tualatin youths, property-owners and other residents. One focus group included some 25 residents of the Basalt Creek area, which is now mostly rural as it awaits development.

Mueller said plans are underway to have community members review a draft plan of the park land in Basalt Creek and fill out another survey, set to begin Nov. 12 and continue through Dec. 3.

Residents can still share their thoughts by going to the Tualatin Parks & Recreation website and clicking on the "Tualatin Basalt Creek Parks & Recreation Plan" icon.

Hoover said a consultant identified potential park spaces in the Basalt Creek area, which contains a variety of different topographical elements, including some slopes with more than a 10% grade. The area's namesake, Basalt Creek, runs through the area as well. "It's really varied, and so you can see there's these big flat areas and rolling hills, and then as you get into the creek, steeper slopes," said Hoover.

The final plan for the area is expected to be presented to the Tualatin City Council in January.

"It's fantastic to see people get engaged in that and participate in that process, because that's what this is all about," said Hoover. "We are creating the avenue for people to plug in and have a real say in what they want."





Appendix B

COST ESTIMATE DETAIL

CITY OF TUALATIN

Basalt Creek

PARKS & RECREATION PLAN

APPENDIX B: COST ESTIMATE DETAIL

BASALT CREEK SITE DEVELOPMENT COST ESTIMATE / ORDER OF MAGNITUDE COSTS AND ASSUMPTIONS WEST OPPORTUNITY AREA (EXCLUDES SITE WIDE TRAILS)			
	Assumptions	Cost per unit (2021 dollars)	Order of Magnitude Cost (2021 dollars)
PLANNING			
Master Planning		-	-
SITE ACQUISITION			
Parkland Acquisitions or Easements (per acre)	1-acre site	\$300,000	\$300,000
SITE DEVELOPMENT			
Site infrastructure (per acre of developed site)	Grading, landscape, irrigation, trees, stormwater, open space improvements, and off street parking	\$155,000	\$155,000
Concrete pad/plaza	5000 square foot plaza	\$9	\$45,000
Restroom facilities	2 unit single-occupant	\$200,000	\$200,000
Signage allowance	Destination, wayfinding, identification, regulatory	\$10,000	\$10,000
Subtotal			\$710,000
Mobilization	8% of raw cost		\$56,800
Design Fee	12% of raw cost and mobilization		\$92,016
Contingency	25% of raw cost, mobilization and design fee		\$214,704
TOTAL			\$1,073,520

Development Cost Assumptions:

- These costs are an order of magnitude planning level estimate. As implementation moves forward, costs will need to be reviewed as the scope, schedule and design development provide additional context and specificity to the individual projects.
- These costs are conceptual and based on diagrammatic plan and assumptions. Periodically and prior to final design, these costs should be updated to ensure they are consistent with current materials costs and labor markets.
- This opinion of costs is based on 2021 construction costs and is derived from recent construction projects. Contingencies are included to provide greater context and flexibility given the conceptual nature of the Tualatin Basalt Creek Parks & Recreation Plan at this stage.

BASALT CREEK PARKS & RECREATION PLAN

BASALT CREEK SITE DEVELOPMENT COST ESTIMATE / ORDER OF MAGNITUDE COSTS AND ASSUMPTIONS EAST OPPORTUNITY AREA (EXCLUDES SITE WIDE TRAILS)			
	Assumptions	Cost per unit (2021 dollars)	Order of Magnitude Cost (2021 dollars)
PLANNING			
Master Planning		-	-
SITE ACQUISITION			
Parkland Acquisitions or Easements (per acre)	Stormwater sites at Autumn Sunrise be dedicated to City as tracts once subdivision construction is complete.	-	-
SITE DEVELOPMENT			
Nature play features at stormwater facility	Nature play area will meet ADA, CPSI and ASTM standards.	\$300,000	\$300,000
Signage allowance	Identification, regulatory	\$2,000	\$2,000
Subtotal			\$302,000
Mobilization	8% of raw cost		\$24,160
Design Fee	12% of raw cost and mobilization		\$39,139
Contingency	25% of raw cost, mobilization and design fee		\$91,325
TOTAL			\$456,624

APPENDIX B: COST ESTIMATE DETAIL

BASALT CREEK SITE DEVELOPMENT COST ESTIMATE / ORDER OF MAGNITUDE COSTS AND ASSUMPTIONS CENTRAL OPPORTUNITY AREA (EXCLUDES SITE WIDE TRAILS)						
			Order of Magnitude Cost (2021 dollars)			
	Assumptions	Cost per unit (2021 dollars)	10 acre linear and sloping site	10 acre linear flat site	10 acre square combination	5 acre combination
PLANNING						
Master Planning		\$85,000	\$85,000	\$85,000	\$85,000	\$85,000
SITE ACQUISITION						
Parkland Acquisitions or Easements (per acre)	Summary cost estimate in Chapter 6 assumes a 10-acre site	\$300,000	\$3,000,000	\$3,000,000	\$3,000,000	\$1,500,000
SITE DEVELOPMENT						
Site infrastructure (per acre of developed site)	Grading, landscape, irrigation, trees, stormwater, open space improvements, and off street parking (does not include natural areas)	\$155,000	\$1,240,000	\$1,224,500	\$1,201,250	\$527,000
Amenities						
Restroom facilities	2 unit single-occupant	\$200,000	\$200,000		\$200,000	\$200,000
Restroom facilities	4 unit single-occupant	\$375,000		\$375,000		
Basic site furnishings allowance	Approximately 6 benches, 8 trash receptacles, 2 bike racks, 4 picnic tables	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Wayfinding	Basic park signage (identification, directional, regulatory)	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
Interpretive signage	Basic design, fabrication and installation for 2 signs	\$10,000		\$10,000	\$10,000	
Lighting	Pedestrian lighting allowance (10 lights across the site)	\$250,000	\$250,000	\$250,000	\$250,000	
Recreation Facilities						
Picnic shelter - small (each)	Sized for 4 to 6 tables and no utilities	\$150,000	\$150,000	\$150,000	\$150,000	\$300,000
Picnic shelter - medium (each)	Sized for 8 to 10 tables and no utilities	\$275,000	\$275,000	\$275,000	\$275,000	

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BASALT CREEK PARKS & RECREATION PLAN

BASALT CREEK SITE DEVELOPMENT COST ESTIMATE / ORDER OF MAGNITUDE COSTS AND ASSUMPTIONS						
CENTRAL OPPORTUNITY AREA (EXCLUDES SITE WIDE TRAILS)						
			Order of Magnitude Cost (2021 dollars)			
	Assumptions	Cost per unit (2021 dollars)	10 acre linear and sloping site	10 acre linear flat site	10 acre square combination	5 acre combination
Play area - neighborhood (each)	Each, includes areas for tots and school age play. Range between \$150,000 and \$350,000. Higher end represents addition of accessible safety surfacing.	\$350,000	\$350,000		\$350,000	\$350,000
Play area - destination (each)	Themed play experience; customized central play feature with additional age-group play nodes; assumes safety surfacing	\$800,000		\$800,000		
Shade structure (each)	Fabric-roofed elements that cool off hot play areas/spray parks etc.	\$20,000		\$20,000		
Half basketball court (each)	Striping, backboard, net, hoop	\$50,000			\$50,000	\$50,000
Full basketball court (each)	Striping, backboards, nets, hoops	\$75,000	\$75,000			
Tennis/pickleball (each combo)	Tennis court/4 Pickleball courts with striping and netting, no lights	\$120,000	\$120,000		\$120,000	\$120,000
Soccer field (each)	Natural turf field with basic drainage/prep and features. Field with artificial turf and lights closer to \$3,000,000	\$300,000		\$300,000		
Natural area (per acre)	Restoration for 1-acre of natural area	\$45,000	\$90,000	\$94,500	\$101,250	\$72,000
Turf area for play / pick up activities (per acre)	1 acre irrigation and drainage improvements, for unstructured play	\$125,000	\$251,090	\$78,914	\$189,681	\$60,979
Subtotal			\$6,146,090	\$6,722,914	\$6,042,181	\$3,324,979
Mobilization	8% of raw cost		\$491,687	\$537,833	\$483,374	\$265,998
Design Fee	12% of raw cost and mobilization		\$796,533	\$871,290	\$783,067	\$430,917
Contingency	25% of raw cost, mobilization and design fee		\$1,858,578	\$2,033,009	\$1,827,156	\$1,005,474
TOTAL (EACH PARK CONCEPT)			\$9,292,888	\$10,165,046	\$9,135,778	\$5,027,368

APPENDIX B: COST ESTIMATE DETAIL

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BASALT CREEK TRAIL CONCEPT ACQUISITION AND DEVELOPMENT COST ESTIMATE / ORDER OF MAGNITUDE COSTS AND ASSUMPTIONS (in 2021 dollars)															
Trail type or improvement	Assumptions	Material	Facility width (feet)	Buffer total	Lineal feet	Miles	Trail facility (SF)	Aggregate base (SF) (asphalt trails only)	Acreage	Acquisition Cost	Raw Cost to Develop	Mobilization 8% of raw cost	Design Fee 12% of raw cost and mobilization	Contingency 25% of raw cost, mobilization and design fee	Total Cost
New on-street trail/widened sidewalk	No cost to acquire land; land dedication will be part of the development requirements; factor in cost of facility only; does not include curbs, drainage infrastructure	concrete	12	6	16,705	3.16	200,460	-	4.6	0	\$1,503,450	\$120,276	\$194,847	\$454,643	\$2,273,216
Developer provided sidewalk signage enhancements	Lump sum for 10 added signs at \$1000 each	concrete	6	-	4,985	0.94	29,910	-	0.69	0	\$10,000	\$800	\$1,296	\$3,024	\$15,120
Off-street trail/greenway, private easement	Need to negotiate easement with impacted property owners	asphalt	12	6	2,650	0.50	31,800	47,700	0.73	\$219,008	\$182,850	\$14,628	\$23,697	\$55,294	\$495,477
Off-street trail/greenway, BPA easement	Bonneville Power Administration owns utility ROW; easement could be negotiated directly with Tualatin; assumes no cost	asphalt	12	6	1,450	0.27	17,400	26,100	0.40	0	\$100,050	\$8,004	\$12,966	\$30,255	\$151,276
Off-street trail/greenway PGE easement	PGE has utility easements from the property owners; any future trails would be negotiated with both landowner and utility	asphalt	12	6	2,870	0.54	34,440	51,660	0.79	\$237,190	\$198,030	\$15,842	\$25,665	\$59,884	\$536,611
Off street trail/greenway, private easement, within existing City limits	Requires easement with Victoria Gardens subdivision	asphalt	12	6	950	0.18	11,400	17,100	0.26	\$78,512	\$65,550	\$5,244	\$8,495	\$19,822	\$177,624
Existing sidewalk trail signage enhancement within City limits	Lump sum for 6 added signs at \$1000 each	concrete	5	-	2,810	0.53	-	-	-	0	\$6,000	\$480	\$778	\$1,814	\$9,072
TOTALS					32,420	6.14	325,410	-	7.5	\$534,711	\$2,065,930	\$165,274	\$267,745	\$624,737	\$3,658,397

Trails Cost Assumptions:

- New on-street trails/widened sidewalks are a 12-foot wide concrete facility (4-inch depth of concrete over a 6-inch gravel base) with a 6-foot wide vegetated buffer between the street and the sidewalk.
- Concrete paving cost per square foot (2021 dollars): \$7.50
- Off-street trails are a 12-foot wide asphalt facility (2-inch depth of asphalt over a compacted gravel base extending 2-feet beyond the asphalt on both sides) with a 1-foot maintained/mowed vegetated edge.
- Asphalt paving cost per square foot (2021 dollars): \$4.75

